CLASS A-2
RESPONSE ACTION OUTCOME STATEMENT

Former Sunoco Gasoline Station
990 Washington Street
Stoughton, Massachusetts 02072
DUNS# 0366-6047

August 24, 2005

MADEP RTN: 4-18650, 4-18968

Prepared for:

Sunoco, Inc (R&M)
4 Bellows Road
PO Box 1262
Westborough, MA 01581

Prepared by:

EnviroTrac Ltd.
1400 Providence Highway, Suite 2100
Norwood, Massachusetts 02062

A Full Service Environmental Consulting and Contracting Firm

EnviroTrac

EnviroTrac
Environmental Services

LETTER OF TRANSMITTAL

TO: Massachusetts DEP
Southeast Regional Office
22 Riverside Drive
Lakeville, MA 02347

DATE: August 24, 2005

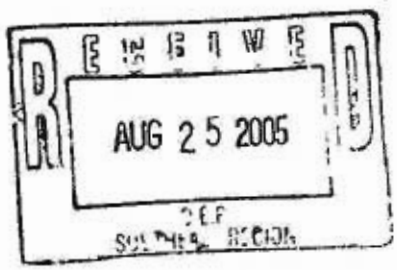
ENCLOSED ARE:

- **BWSC-104 Response Action Outcome (RAO) Transmittal Form**
- **Class A-2 Response Action Outcome (RAO) and Method 1 Risk Characterization**

For

Former Sunoco Gasoline Station
990 Washington Street
Stoughton, MA

RTN 4-18650, 4-18968



TRANSMITTAL FOR: ( ) Approval ( ) Use ( ) As Requested (X) File

Comments:

Copies To: Sunoco, Inc. (R & M)
EnviroTrac Ltd.

By: _____
Eric D. Simpson, P.G.
Senior Project Manager

1400 Providence Highway, Suite 2100, Norwood, MA 02062 (781) 769-5005 Fax: (781) 769-9345

DEP BWSC RAO TECHNICAL SCREENING AUDIT FORM

Disclaimer: This checklist is for use by DEP in reviewing *Response Action Outcome (RAO)* Statements, and may not be relied upon for any other purpose. This checklist is not a comprehensive list of *RAO* requirements, which are fully set forth in MGL c. 21E and 310 CMR 40.0000. Completion of this checklist by DEP does not constitute a final agency decision, and does not create any legal rights or relieve any party of obligations that exist pursuant to applicable laws.

Lead RTN: 4-18968		
SUBMITTAL TYPE (Circle one) (RAO) RAO-P LSP Eval. Opin. Waiver Compl. St. RAO w/ AUL Other: Related RTNs: 4-181650	OHM description: (Source, Type of OHM, Media Affected) release of gasoline from USTs. Site Use: gasoline station - inactive	Date RAO Rcvd 8/25/05

Town: Stoughton Site Name: former Sunoco Station

Address: 990 Washington Street

PRP/OP: Sunoco, Inc. LSP Name: Donald Maggioli

Consultant: EnviroTrac LSP No.: 3427

TECHNICAL SCREENING CHECKLIST

Condition				Page #
I. SITE CONCERNS (Based upon conditions at time of RAO submittal)				
A. Time Critical Conditions	**Yes**	**No**	**?**	
1. ⚑ Applicable GW-2 standard exceeded@ residence/school with no soil gas/indoor air sampling	☐	☑	☐	
2. ⚑ More than 0.5" NAPL observed in any monitoring well	☐	☑	☐	
3. ⚑ One or more data points exceeds UCL	☐	☑	☐	
4. ⚑ EPC in S-1 soil exceeds Method 1 standard and school/residence within 500 feet	☐	☑	☐	
5. ⚑ Site contaminants impacting indoor air	☐	☑	☐	
B. Drinking Water	**Yes**	**No**	**?**	
1. Site within potential drinking water source area (PDWSA)	☐	☑	☐	
2. Site located within IWPA/mapped Zone II	☐	☑	☐	
3. Private/Non- municipal public well(s) located within 500 feet of site	☐	☑	☐	
4. Municipal well(s) located within 1000 feet of site	☐	☑	☐	
5. ⚑ Private well contaminated as a result of site	☐	☑	☐	
6. ⚑ Public water supply contaminated as a result of site	☐	☑	☐	
C Contaminated Soil	**Yes**	**No**	**?**	
1. Category S-3 Soils	☐	☑	☐	
2. Category S-2 Soils	☐	☑	☐	
3. Category S-1 Soils	☑	☐	☐	
D. Site and Area Use	**Yes**	**No**	**?**	
1. Industrial (no children likely to be present)	☐	☑	☐	
2. Commercial (limited presence of children)	☑	☐	☐	
3. School/Institution	☐	☑	☐	
4. Residential	☑	☐	☐	
E. Released OHM [Contaminant Type(s)]	**Yes**	**No**	**?**	
1. Petroleum Fuel Oils	☐	☑	☐	
2. *Gasoline, lube oils, waste oils and other petroleum products*	☑	☐	☐	
3. Metals, coal tar, PCBs, pesticides/herbicides, asbestos	☐	☑	☐	
4. Chlorinated Solvents or Other	☐	☑	☐	
F. Environmental Concerns	**Yes**	**No**	**?**	
1. Site within 500 feet of surface water and/or wetlands	☑	☐	☐	
2. Endangered species habitat, ACEC and/or certified vernal pool within 500 feet	☐	☑	☐	
3. Confirmed contamination of surface water, sediments and/or wetlands with site contaminants	☐	☑	☐	
G. Site Complexity	**Yes**	**No**	**?**	
1. Media other than groundwater or soil affected (surface water, air, sediment)	☐	☑	☐	
2. Co-mingled plumes (i.e., different sources from one or more sites co-mingled)	☐	☐	☑	
3. Bedrock contamination	☐	☑	☐	
If ⚑ conditions currently exist, see supervisor to discuss.				

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II. TECHNICAL ADEQUACY	Citation(s)	Yes	No	?	NA	Page #
A. Remedial Response Actions – Indication That:						
1. Documentation of removal of remediation waste provided	40.0034(5), (6)	☑	☐	☐	☐	
2. Remediation waste properly managed (reqmnts -Air 95%,gw, sw [NPDES], soil properly handled)	40.0031-40.0049	☑	☐	☐	☐	
3. Obtained DEP or other agency approvals and work done in accordance with approvals	40.0100(4), 40.0170(2-3, 5)	☑	☐	☐	☐	
B. Source/Extent Investigations – Indication That:						
1. History of OHM use/storage/disposal at the site included	40.0405(1), 40.0835(4)	☑	☐	☐	☐	
2. Potential source(s) identified, characterized, or abated (septic leach field, floor drain, AST, etc.)	40.0923(2), 40.1003(5)	☑	☐	☐	☐	
3. Extent of contamination defined (including downgradient)	40.0904(2)(a),40.1003(4),(5)	☑	☐	☐	☐	
4. Potential or actual OHM analyzed for and/or evaluated (metals, VPH, VOCs, etc.)	40.0191(2), 40.0904(3)(a), 40.0926(1)	☑	☐	☐	☐	
5. All likely migration pathways (soil/gw/sw/air/sediment) identified/characterized/evaluated	40.0904(2)(c), 40.1004(1)	☑	☐	☐	☐	
6. Proper sample collection technique/preservation/analysis/data reporting	40.0017	☑	☐	☐	☐	
C. Risk Characterization – Indication That:						
1. Background identified or characterized	40.0904(2)(b), 40.1020	☑	☐	☐	☐	
2. Soil/groundwater category properly identified	40.0930	☑	☐	☐	☐	
3. EPC calculation provided (spatial or temporal) and EPC properly calculated	40.0926	☑	☐	☐	☐	
4. Hot Spot(s) addressed, identified (as Hot Spot) and not added in to other EPCs	40.0924(2), 40.0926(3)	☐	☐	☐	☑	
5. Migration Pathways (air, groundwater, etc.) assessed and evaluated in RC (All Methods, media dependent)	40.0904(2)(c), 40.1004(1)(a)	☑	☐	☐	☐	
6. Applicable soil and/or groundwater standards not exceeded (Method 1 or 2) or AUL applied	40.0974, 40.0975	☑	☐	☐	☐	
7. Correct risk characterization method used	40.0941, 40.0942	☑	☐	☐	☐	
8. All receptors accounted for (construction worker, trespassers, wetland, etc.) or AUL applied (Method 3)	40.0920-40.0922	☐	☐	☐	☑	
9. Proper Exposure Scenario assumptions (exposure period, etc.) (Method 3)	40.0923-40.0925	☐	☐	☐	☑	
10. All Exposure Pathways (dermal, inhalation, etc.) evaluated (Method 3)	40.0925	☐	☐	☐	☑	
11. Final RAO for facility/property submitted with total site risk calculated (Method 3)	40.0992, 40.0993(7),(8),(9)	☐	☐	☐	☑	
12. AUL Permitted/Inconsistent Activities, etc. understandable to general public and clearly written	40.0923(4)	☐	☐	☐	☑	
III. Response Action Outcome Statement (RAO) Indication That:						
1. RAO boundaries defined/delineated (clear description/plan of RAO boundaries)	40.1003(4), 40.1056(2)(a)	☑	☐	☐	☐	
2. Relationship of RAO to other RAOs for that location has been defined	40.1056(1)(d)	☑	☐	☐	☐	
3. Correct RAO category	40.1030 – 40.1050	☑	☐	☐	☐	
4. Indication as to whether OHM(s) exceed UCLs presented	40.1056(1)(i)	☑	☐	☐	☐	

DEP BWSC RAO TECHNICAL SCREENING AUDIT FORM

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A. CLASS A – Indication That:	Citation(s)	Yes	No	?	NA	Page #
1. All uncontrolled sources have been eliminated or controlled	40.1035 (2)(b)	☑	☐	☐	☐	
2. Groundwater concentrations do *not* exceed standards in GW-1 area	40.1036(5)(b)	☐	☐	☐	☑	
3. Phase IV, Phase V or Post RAO O&M, where required, has been completed	40.1036(6)	☐	☐	☐	☑	
A-1. CLASS A-1 – Indication That:						
1. A permanent solution has been achieved	40.1036(1)(a)	☐	☐	☐	☐	
2. The level of OHM at the site has been reduced to background	40.1036(1)(a)	☐	☐	☐	☐	
3. Response actions eliminated all threats of release and a release oil and/or hazardous material to the environment has *not* occurred (This question applies to threats of release only)	40.1036(1)(b)	☐	☐	☐	☐	
A-2. CLASS A-2 – Indication That:						
1. A permanent solution has been achieved	40.1036(2)(a)	☑	☐	☐	☐	
2. A background feasibility evaluation has been conducted which demonstrates that achievement of background is not feasible	40.1020(3), 40.1056(2)(e)	☑	☐	☐	☐	
A-3. CLASS A-3 – Indication That:						
1. A permanent solution has been achieved	40.1036(3)(a)	☐	☐	☐	☐	
2. Obligations and Conditions of AUL have been implemented	40.1036(3)(c), 40.1056(2)(g)	☐	☐	☐	☐	
3. Reasonable AUL restrictions to maintain No Significant Risk (deep OHM, long exposure period, etc)	40.1074(2)(d-f, h)	☐	☐	☐	☐	
4. A background feasibility evaluation has been conducted which demonstrates that achievement of background is not feasible	40.1020(3), 40.1056 (2)(e)	☐	☐	☐	☐	
5. Groundwater or Soil OHM concentrations do *not* exceed UCLs	40.1036(3)(d)	☐	☐	☐	☐	
A-4. CLASS A-4 – Indication That:						
1. A permanent solution has been achieved	40.1036(4)(a)	☐	☐	☐	☐	
2. Obligations and Conditions of AUL have been implemented	40.1036 (4)(c), 40.1056(2)(g)	☐	☐	☐	☐	
3. Reasonable AUL restrictions to maintain No Significant Risk (deep OHM, long exposure period, etc)	40.1074(2)(d-f, h)	☐	☐	☐	☐	
4. Groundwater or Soil concentrations exceed UCLs; however: (check only a, b, or c)	40.1036 (4)(d), 40.1036(5)(a)	---	---	---	---	
a. concentrations are consistent with background	40.1036(5)(a)	☐	☐	☐	☐	
b. contaminated soil is *greater* than 15 feet below grade	40.1036 (4)(d), 40.1036(5)(a)	☐	☐	☐	☐	
c. contaminated soil is beneath an engineered barrier	40.1036 (4)(d), 40.1036(5)(a)	☐	☐	☐	☐	
5. Engineered barrier does compare favorably to all other alternatives	40.0859(4), 40.1036(4)(e)	☐	☐	☐	☐	
6. UCL Feasibility Evaluation conducted and shows that achieving UCLs is not feasible	40.1036(4)(e), 40.1056(2)(f)	☐	☐	☐	☐	

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B. CLASS B – Indication That:	Citation(s)	Yes	No	?	NA	
1. Remedial actions have *not* been conducted	40.1045(2)	☐	☐	☐	☐	
2. A level of No Significant Risk does exist	40.1045(1)	☐	☐	☐	☐	
3. Initial Assessment, Phase I, or Phase II has been completed	40.1046(5)	☐	☐	☐	☐	
B-1. CLASS B-1 – Indication That:						
1. One or more AULs are *not* necessary to maintain a level of no significant risk	40.1046(1)	☐	☐	☐	☐	
B-2. CLASS B-2 – Indication That:						
1. Obligations and Conditions of AUL have been implemented	40.1046(2)(a), 40.1056(2)(g)	☐	☐	☐	☐	
2. Reasonable AUL restrictions to maintain No Significant Risk (deep OHM, long exposure period, etc)	40.1074(2)(d-f, h)	☐	☐	☐	☐	
3. Groundwater or Soil OHM concentrations do *not* exceed UCLs	40.1046(2)(b)	☐	☐	☐	☐	
B-3. CLASS B-3 – Indication That:						
1. Obligations and Conditions of AUL have been implemented	40.1046(3)(a), 40.1056(2)(g)	☐	☐	☐	☐	
2. Reasonable AUL restrictions to maintain No Significant Risk (deep OHM, long exposure period, etc)	40.1074(2)(d-f, h)	☐	☐	☐	☐	
3. OHM concentrations exceed UCLs; however: (check only a or b)	40.1046(3)(b),(c)	---	---	---	---	
a. soil is located *greater* than 15 feet from ground surface	40.1046(3)(b)	☐	☐	☐	☐	
b. UCL Feasibility Evaluation was conducted and shows that achieving UCLs is not feasible	40.1046(3)(c)	☐	☐	☐	☐	
C. CLASS C – Indication That:						
1. All substantial hazards have been eliminated	40.1050(1), 40.1056(2)(d)	☐	☐	☐	☐	
2. Soil and/or groundwater concentrations exceed any applicable standards	40.1050(2)(b)	☐	☐	☐	☐	
3. Phase II and Phase III were submitted	40.1050(3), 40.1050(4)(a)	☐	☐	☐	☐	
4. Plan of definitive & enterprising steps to achieve a permanent solution is included	40.1050(5)(a), 40.1056(2)(j)	☐	☐	☐	☐	
5. Statement indicating whether post RAO Active O&M will be conducted is included	40.1056(1)(e)	☐	☐	☐	☐	
6. Plan for post-RAO active O&M is included	40.1056(2)(l)	☐	☐	☐	☐	

Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC104

RESPONSE ACTION OUTCOME (RAO) STATEMENT

Pursuant to 310 CMR 40.0580 (Subpart E) & 40.1056 (Subpart J)

Release Tracking Number
4 - 18968

A. SITE LOCATION:

1. Site Name/Location Aid: Former Sunoco Gasoline Station

2. Street Address: 990 Washington Street

3. City/Town: Stoughton 4. ZIP Code: 02150-0000

☐ 5. Check here if a Tier Classification Submittal has been provided to DEP for this disposal site.
☐ a. Tier 1A ☐ b. Tier 1B ☐ c. Tier 1C ☐ d. Tier 2

6. If a Tier I Permit has been issued, provide Permit Number: _____

B. THIS FORM IS BEING USED TO: (check all that apply)

1. List Submittal Date of RAO Statement (if previously submitted): _____ mm/dd/yyyy

☑ 2. Submit a **Response Action Outcome (RAO) Statement**

☑ a. Check here if this RAO Statement covers additional Release Tracking Numbers (RTNs). RTNs that have been previously linked to a Primary Tier Classified RTN do not need to be listed here.

b. Provide additional Release Tracking Number(s) covered by this RAO Statement. 4 - 18650 ☐ - _____

☐ 3. Submit a **Revised Response Action Outcome Statement**

☐ a. Check here if this Revised RAO Statement covers additional Release Tracking Numbers (RTNs), not listed on the RAO Statement or previously submitted Revised RAO Statements . RTNs that have been previously linked to a Primary Tier Classified RTN do not need to be listed here.

b. Provide additional Release Tracking Number(s) covered by this RAO Statement. ☐ - _____ ☐ - _____

☐ 4. Submit a **Response Action Outcome Partial (RAO-P) Statement**

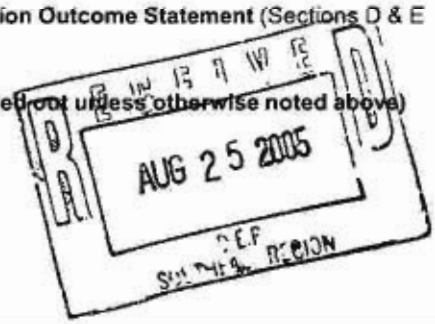
Check above box, if any Response Actions remain to be taken to address conditions associated with this disposal site having the Primary RTN listed in the header section of this transmittal form. This RAO Statement will record only an RAO-Partial Statement for that RTN. A final RAO Statement will need to be submitted that references all RAO-Partial Statements and, if applicable, covers any remaining conditions not covered by the RAO-Partial Statements.

☐ 5. Submit an optional **Phase I Completion Statement** supporting an RAO Statement

☐ 6. Submit a **Periodic Review Opinion evaluating the status of a Temporary Solution** for a Class C RAO Statement (Section E is optional)

☐ 7. Submit a **Retraction** of a previously submitted **Response Action Outcome Statement** (Sections D & E are not required)

(All sections of this transmittal form must be filled out unless otherwise noted above)



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC104

RESPONSE ACTION OUTCOME (RAO) STATEMENT

Pursuant to 310 CMR 40.0580 (Subpart E) & 40.1056 (Subpart J)

Release Tracking Number
4 - 18968

C. DESCRIPTION OF RESPONSE ACTIONS: (check all that apply, for volumes list cumulative amounts)

- ☐ 1. Assessment and/or Monitoring Only
- ☐ 2. Temporary Covers or Caps
- ☐ 3. Deployment of Absorbent or Containment Materials
- ☐ 4. Temporary Water Supplies
- ☐ 5. Structure Venting System
- ☐ 6. Temporary Evacuation or Relocation of Residents
- ☐ 7. Product or NAPL Recovery
- ☐ 8. Fencing and Sign Posting
- ☐ 9. Groundwater Treatment Systems
- ☐ 10. Soil Vapor Extraction
- ☐ 11. Bioremediation
- ☐ 12. Air Sparging
- ☑ 13. Removal of Contaminated Soils
  - ☐ a. Re-use, Recycling or Treatment
    - ☐ i. On Site — Estimated volume in cubic yards: _____
    - ☑ ii. Off Site — Estimated volume in cubic yards: 57.55
      - iia. Facility Name: MTS — Town: Chichester — State: NH
      - iib. Facility Name: _____ — Town: _____ — State: _____
      - iii. Describe: Asphalt Batch/Cold Mix
  - ☐ b. Landfill
    - ☐ i. Cover — Estimated volume in cubic yards: _____
      - Facility Name: _____ — Town: _____ — State: _____
    - ☐ ii. Disposal — Estimated volume in cubic yards: _____
      - Facility Name: _____ — Town: _____ — State: _____
- ☑ 14. Removal of Drums, Tanks or Containers:
  - a. Describe Quantity and Amount: 3- 8,000 Gallon Steel/Fiberglass Underground Storage Tanks
  - b. Facility Name: James A Grant Inc. — Town: Readville — State: MA
  - c. Facility Name: _____ — Town: _____ — State: _____

C. DESCRIPTION OF RESPONSE ACTIONS (cont.): (check all that apply, for volumes list cumulative amounts)

☐ 15. Removal of Other Contaminated Media:

a. Specify Type and Volume: _____

_____

b. Facility Name: _____ Town: _____ State: _____

c. Facility Name: _____ Town: _____ State: _____

☐ 16. Other Response Actions:

Describe: _____

_____

☐ 17. Use of Innovative Technologies:

Describe: _____

D. RESPONSE ACTION OUTCOME CLASS:

Specify the Class of Response Action Outcome that applies to the disposal site, or site of the Threat of Release.
Select **ONLY** one Class.

☐ **1. Class A-1 RAO**: Specify one of the following:

☐ a. Contamination has been reduced to background levels. ☐ b. A Threat of Release has been eliminated.

☑ **2. Class A-2 RAO:** You **MUST** provide justification that reducing contamination to or approaching background levels is infeasible.

☐ **3. Class A-3 RAO**: You **MUST** provide an implemented Activity and Use Limitation (AUL) and justification that reducing contamination to or approaching background levels is infeasible.

☐ **4. Class A-4 RAO**: You **MUST** provide an implemented AUL, justification that reducing contamination to or approaching background levels is infeasible, and justification that reducing contamination to less than Upper Concentration Limits (UCLs) 15 feet below ground surface or below an engineered barrier is infeasible. If the permanent solution relies upon an engineered barrier, you must also provide a Phase III report justifying the selection of the engineered barrier.

D. RESPONSE ACTION OUTCOME CLASS (cont.):

☐ **5. Class B-1 RAO: Specify one of the following:**

☐ a. Contamination is consistent with background levels ☐ b. Contamination is **NOT** consistent with background levels.

☐ **6. Class B-2 RAO**: You **MUST** provide an implemented AUL.

☐ **7. Class B-3 RAO**: You **MUST** provide an implemented AUL and justification that reducing contamination to less than Upper Concentration Limits (UCLs) 15 feet below ground surface is infeasable.

☐ **8. Class C RAO**:Specify one:

☐ a. Monitoring ☐ b. Passive Operation and Maintenance

☐ c. Active Operation and Maintenance (defined at 310 CMR 40.0006)

E. RESPONSE ACTION OUTCOME INFORMATION:

1. Specify the Risk Characterization Method(s) used to achieve the RAO described above:

☑ a. Method 1 ☐ b. Method 2 ☐ c. Method 3

☐ d. Method Not Applicable-Contamination reduced to or consistent with background, or Threat of Release abated

2. Specify all Soil and Groundwater Categories. More than one Soil Category and more than one Groundwater Category may apply at a Site. Be sure to check off all **APPLICABLE** categories.

a. Soil Category(ies) Applicable:

☐ i. S-1/GW-1 ☐ iv. S-2/GW-1 ☐ vii. S-3/GW-1

☑ ii. S-1/GW-2 ☑ v. S-2/GW-2 ☑ viii. S-3/GW-2

☑ iii. S-1/GW-3 ☑ vi. S-2/GW-3 ☑ ix. S-3/GW-3

b. Groundwater Category(ies) Impacted:

☐ i. GW-1 ☐ ii. GW-2 ☐ iii. GW-3 ☑ iv. No Groundwater Impacted

3. Specify remediation conducted.

☐ a. Check here if soil remediation was conducted.

☐ b. Check here if groundwater remediation was conducted.

4. Estimate the number of acres this RAO Statement applies to: 0.3

Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC104

RESPONSE ACTION OUTCOME (RAO) STATEMENT

Pursuant to 310 CMR 40.0580 (Subpart E) & 40.1056 (Subpart J)

Release Tracking Number
4 - 18968

F. LSP SIGNATURE AND STAMP:

I attest under the pains and penalties of perjury that I have personally examined and am familiar with this transmittal form, including any and all documents accompanying this submittal. In my professional opinion and judgment based upon application of (i) the standard of care in 309 CMR 4.02(1), (ii) the applicable provisions of 309 CMR 4.02(2) and (3), and 309 CMR4.03(2), and (iii) the provisions of 309 CMR 4.03(3), to the best of my knowledge, information and belief,

> *If Section B indicates that either an **RAO Statement, Phase I Completion Statement and/or Periodic Review Opinion** is being provided,* the response action(s) that is (are) the subject of this submittal (i) has (have) been developed and implemented in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, and (iii) comply(ies) with the identified provisions of all orders, permits, and approvals identified in this submittal.

I am aware that significant penalties may result, including, but not limited to, possible fines and imprisonment, if I submit information which I know to be false, inaccurate or materially incomplete.

1. LSP #: 3427

2. First Name: Donald 3. Last Name: Maggioli

4. Telephone: (781) 769-5005 5. Ext.: 6. FAX: (781) 769-9345

7. Signature:

8. Date: 08/24/05
mm/dd/yyyy

9. LSP Stamp:

COMMONWEALTH OF MASSACHUSETTS
DONALD J. MAGGIOLI
No. 3427
REGISTERED PROFESSIONAL ENGINEER

G. PERSON MAKING SUBMITTAL:

1. Check all that apply: ☐ a. change in contact name ☐ b. change of address ☐ c. change in the person undertaking response actions

2. Name of Organization: Sunoco, Inc. (R&M)

3. Contact First Name: William 4. Last Name: Brochu

5. Street: 4 Bellows Road, PO Box 1202 6. Title: Environmental Engineer

7. City/Town: Westborough 8. State: MA 9. ZIP Code: 01581-0000

10. Telephone: (800) 777-6444 11. Ext.: 1357 12. FAX:

H. RELATIONSHIP TO RELEASE OR THREAT OF RELEASE OF PERSON MAKING SUBMITTAL:

☑ 1. RP or PRP ☐ a. Owner ☐ b. Operator ☐ c. Generator ☐ d. Transporter

☑ e. Other RP or PRP Specify: Former Operator

☐ 2. Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c. 21E, s. 2)

☐ 3. Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 5(j))

☐ 4. Any Other Person Making Submittal Specify Relationship: _____

I. REQUIRED ATTACHMENT AND SUBMITTALS:

☐ 1. Check here if the Response Action(s) on which this opinion is based, if any, are (were) subject to any order(s), permit(s) and/or approval(s) issued by DEP or EPA. If the box is checked, you MUST attach a statement identifying the applicable provisions thereof.

☐ 2. Check here to certify that the Chief Municipal Officer and the Local Board of Health have been notified of the submittal of an RAO Statement that relies on the public way/rail right-of-way exemption from the requirements of an AUL.

☑ 3. Check here to certify that the Chief Municipal Officer and the Local Board of Health have been notified of the submittal of a RAO Statement with instructions on how to obtain a full copy of the report.

☐ 4. Check here to certify that documentation is attached specifying the location of the Site, or the location and boundaries of the Disposal Site subject to this RAO Statement. If submitting an RAO Statement for a PORTION of a Disposal Site, you must document the location and boundaries for both the portion subject to this submittal and, to the extent defined, the entire Disposal Site.

☐ 5. Check here if required to submit one or more AULs. You must submit an AUL Transmittal Form (BWSC113) and a copy of each implemented AUL related to this RAO Statement. Specify the type of AUL(s) below: (required for Class A-3, A-4, B-2, B-3 RAO Statements)

☐ a. Notice of Activity and Use Limitation b. Number of Notices submitted: _____

☐ c. Grant of Environmental Restriction d. Number of Grants submitted: _____

☑ 6. If an RAO Compliance Fee is required for any of the RTNs listed on this transmittal form, check here to certify that an RAO Compliance Fee was submitted to DEP, P. O. Box 4062, Boston, MA 02211.

☐ 7. Check here if any non-updatable information provided on this form is incorrect, e.g. Site Address/Location Aid. Send corrections to the DEP Regional Office.

☑ 8. Check here to certify that the LSP Opinion containing the material facts, data, and other information is attached.

Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC104

RESPONSE ACTION OUTCOME (RAO) STATEMENT

Pursuant to 310 CMR 40.0580 (Subpart E) & 40.1056 (Subpart J)

Release Tracking Number
4 - 18968

J. CERTIFICATION OF PERSON MAKING SUBMITTAL:

1. I, William Brochu, attest under the pains and penalties of perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

2. By: _____ (Signature) 3. Title: Environmental Engineer

4. For: Sunoco, Inc. (R&M) (Name of person or entity recorded in Section G) 5. Date: _____ mm/dd/yyyy

☐ 6. Check here if the address of the person providing certification is different from address recorded in Section G.

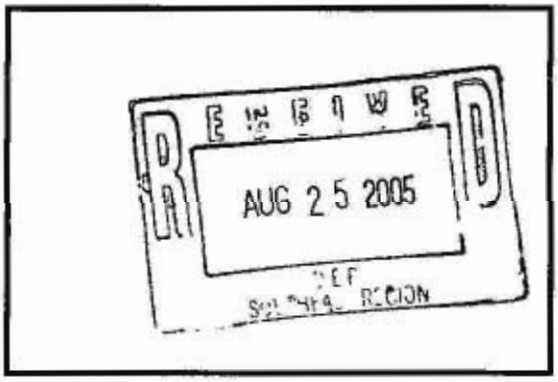
7. Street: _____

8. City/Town: _____ 9. State: _____ 10. ZIP Code: _____

11. Telephone: _____ 12. Ext.: _____ 13. FAX: _____

YOU ARE SUBJECT TO AN ANNUAL COMPLIANCE ASSURANCE FEE OF UP TO $10,000 PER BILLABLE YEAR FOR THIS DISPOSAL SITE. YOU MUST LEGIBLY COMPLETE ALL RELEVANT SECTIONS OF THIS FORM OR DEP MAY RETURN THE DOCUMENT AS INCOMPLETE. IF YOU SUBMIT AN INCOMPLETE FORM, YOU MAY BE PENALIZED FOR MISSING A REQUIRED DEADLINE.

Date Stamp (DEP USE ONLY:)



The following personnel prepared and/or reviewed this report for accuracy, content and quality of presentation

CLASS A-2 RESPONSE ACTION OUTCOME STATEMENT

Former Sunoco Gasoline Station
990 Washington Street
Stoughton, Massachusetts 02072
MADEP RTN: 4-18650, 4-18968

Donald Maggioli, P.E. LSP
Vice President
Senior Reviewer

Eric D. Simpson, P.G.
Senior Project Manager
Reviewer

William C. Harrison, EIT
Project Engineer
Reviewer

For
Jason E. Sherburne
Project Scientist
Report Author

8/24/2005
Date

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ATTACHMENTS

1.0 INTRODUCTION

EnviroTrac Ltd. (EnviroTrac) prepared this Class A-2 Response Action Outcome (RAO) on behalf of Sunoco Inc. (R&M) (Sunoco). This RAO applies to a release of petroleum products at a former Sunoco-branded gasoline retail facility located at 990 Washington Street in Stoughton, Massachusetts and was prepared in accordance with the requirements of the Massachusetts Contingency Plan (MCP) 310 CMR 40.0000. This release is related to the gasoline underground storage tanks (USTs) and dispenser piping located at 990 Washington Street.

For the purpose of this report, the "facility" is defined as the area located within the property boundaries of the former Sunoco-branded gasoline station located at 990 Washington Street in Stoughton, Massachusetts. The "disposal site" is defined as the facility and other properties where oil and/or, hazardous material (OHM) have come to be located as a result of a release at the facility. Based on data collected to date, the disposal site consists of impacted soil located beneath portions of the facility.

In accordance with 310 CMR 40.1036, a Class A-2 RAO shall apply to sites where remedial actions have been conducted at a site, a Permanent Solution has been achieved, the level of oil and hazardous materials in the environment has not been reduced to background, and the implementation of an Activity and Use Limitation is not required to maintain a level of No Significant Risk. In order to achieve a Class A RAO or permanent solution, it must be demonstrated that there is a level of no significant risk for both current and future uses of the site. A Method 1 Risk Characterization was conducted in accordance with the MCP and the Characterizing Risks posed by Petroleum Contaminated Sites: Implementation of the Massachusetts Department of Environmental Protection (MADEP) VPH/EPH Approach, Final Policy, October 31, 2002 (VPH/EPH Approach). The risk characterization was prepared to characterize the risk of harm to health, safety, public welfare and the environment for both current and future uses of the disposal site.

2.0 SITE DESCRIPTION, SENSITIVE RECEPTORS, AND REGULATORY STATUS

2.1 Site Description and Surrounding Properties

The site is identified by the Stoughton Assessor's Office as Map 53, Lot 165 and consists of an irregularly shaped 12,780 square foot parcel of land located on Washington Street near the intersection with Crescent Avenue. Refer to **Figure 1** for the regional location of the site and to **Figure 2** for relevant site features. The parcel is an inactive gasoline filling station. The site is developed with an approximately 250 square foot, single-story, kiosk building. The kiosk is situated in the central portion of the lot with paved, former dispenser islands located to the north and south, and a former gasoline UST pad on the northern portion of the property. Gasoline for retail sale was stored within three 8,000-gallon fiberglass double-walled USTs. The USTs, dispensers, and ancillary piping were removed during Immediate Response Action (IRA) activities associated with RTN 4-18968 and summarized in **Section 3.3**.

The facility was utilized as a gasoline service station since approximately 1925. The entire property is covered with either asphalt or concrete with the exception of small landscaped areas located along the property boundaries.

The facility is located in a mixed commercial/residential area of Stoughton, Massachusetts. Surrounding properties include the following:

North: To the north by several residential properties.

South: To the south by Town-owned wetlands.

East: To the east by Town-owned wetlands.

West: To the west by Washington Street, beyond which are several residential and commercial properties.

The building consists of a steel frame over a concrete slab floor, with masonry exterior walls and a flat tar and gravel roof. The building was heated using forced hot air with a natural gas source. Records at the Stoughton Department of Public Works confirm that the building received potable water from municipal supplies and discharged sanitary wastewater to an onsite septic system located in the northern portion of the site.

General site information to which this RAO applies is presented below.

MADEP Release Tracking Number(s):	4-18650, 4-18968
Potentially Responsible Party and Former site operator:	Sunoco, Inc (R&M) 4 Bellows Road PO Box 1262 Westborough, MA 01581
Client Contact:	Mr. William Brochu, Environmental Engineer, Sunoco, Inc. (R&M)
USGS Quadrangle:	Brockton, Massachusetts
Latitude, longitude:	42° 07' 08" N, 71° 06' 04" W (approximate)
UTM Coordinates:	T19 326,324 E, 4,665,098 N (approximate)
Zoning of facility:	General Business
Zoning of Surrounding	General Business and Residential
Property:	Former Gasoline Service Station
Facility SIC #:	5541 Gasoline Filling Stations, Retail
County:	Norfolk County
Assessor's Information:	Map 53/Plot 165

2.2 Sensitive Receptors

According to the Massachusetts Geographic Information System (MassGIS) maps the nearest surface water body is an unnamed Town-owned wetlands located immediately south and east of the site. An unnamed stream is located approximately 650 feet southwest of the site. Zone II of a public water supply well, an Interim Wellhead Protection Area, a Potentially Productive Aquifer (PPA), or a Zone A of a Class A Surface Water Body. Groundwater in the site vicinity is not utilized for water supply or process water.

According to information in the *Massachusetts Natural Heritage Atlas* (2003 edition) and MassGIS databases, there are no estimated habitats of rare wildlife, areas of critical environmental concern, certified vernal pools, priority sites of rare species habitats, or exemplary natural communities within 500 feet of the disposal site.

No schools, hospitals, childcare centers, or long-term health care facilities are located within 1,000 feet of the disposal site. Several residences located north and northeast of the site have basements. Based on groundwater monitoring data, no concentrations of COCs for the site exceed Method 1 GW-2 standards.

Private wells originally identified as drinking water wells by the Town of Stoughton Board of Health and Public Works Department were determined to be used only for irrigation purposes (i.e. non-potable) based on written confirmation with the property owners. Well information is discussed further in Section **3.2**. Specific information regarding the wells is provided below.

Address	Depth	Approximate Distance to Site	Installation Date	Usage	Sample Date
17 Crescent Avenue	20 Feet	50 Feet (Abuts site)	6/22/1985	Irrigation Only	10/13/2004
980 Washington Street	17 Feet	100 Feet	Unknown	Irrigation Only	11/24/2004
20 Crescent Avenue	Unknown	300 Feet	Prior to 1986	Irrigation Only	Access Not Provided
30 Crescent Avenue	15 Feet	400 Feet	Unknown	Irrigation Only	11/3/2004
42 Crescent Avenue	20 Feet	450 Feet	Prior to 1985	Irrigation Only	11/3/2004

No drinking water wells were identified within 500 feet of the site. Refer to **Figure 3** for the location of private wells within vicinity of the site.

According to MassGIS Maps, there are three areas of critical environmental concern (ACEC) located in the vicinity of the site. The MassGIS Map identifies the unnamed Town-owned wetlands which abuts the site to the south and east, Woods Pond located approximately 1,300 feet to the west, and an unnamed open space located approximately 2,300 feet to the northeast of the site as Areas of Critical Environmental Concern (ACECs). Refer to **Figure 4** for the MassGIS map.

3.0 REGULATORY STATUS AND RESPONSE ACTION HISTORY

3.1 RTN 4-0265

During a Phase I investigation conducted by Kurz Associates, Inc. (Kurz) of West Bridgewater, Massachusetts, elevated concentrations of aromatic hydrocarbon compounds were detected in two site groundwater monitoring wells. The Massachusetts Department of Environmental Quality Engineering (DEQE) issued a Notice of Responsibility (NOR) dated March 11, 1987 to Sure Oil and Chemical Company (Sure), the former site owner, of North Grafton, Massachusetts. As a result of the Phase I findings, MADEP later issued RTN 4-0265.

Following the issuance of the NOR, Sure performed additional assessment of the site. As part of this assessment all USTs located at the site were removed. During a UST excavation on August 12, 1987, gasoline impacted soil was observed at a depth of four to eight feet below grade surface (bgs). Approximately 500 cubic yards of impacted soil was excavated for off-site disposal at Consolidated Waste Service in Maine. During the excavation activities, a petroleum sheen was observed in groundwater pooled at the bottom of the excavation. Approximately 1,100 gallons of groundwater was pumped from the excavation to a vacuum truck prior to backfilling. Additional subsurface investigations included the installation of six soil borings to a maximum depth of 23.5 feet bgs, with all six soil borings completed as groundwater monitoring wells identified at POW-1 through POW-6. Groundwater monitoring wells were sampled for purgeable aromatic compounds on November 24, 1987. Results of groundwater sampling indicated elevated concentrations of benzene, toluene, ethylbenzene and xylenes (BTEX) in POW-1 through POW-6. The highest concentrations of BTEX were detected in POW-1 and POW-3 at 3,270 and 5,870 ug/l, respectively. Kurz recommended additional sampling to confirm impacts and possible limited soil excavation.

On September 1, 1994, Corporate Environmental Advisors, Inc. (CEA) of Worcester, Massachusetts prepared a Response Action Outcome (RAO) Statement and LSP Opinion. This report detailed additional soil and groundwater sampling conducted by CEA. Soil sampling results indicated no concentrations of COCs above Method 1 S-1 soil standards. Groundwater sampling indicated no concentrations of COCs above Method 1 GW-2/GW-3 standards. CEA concluded that the site did not pose a significant risk and submitted a Class A-2 RAO.

3.2 RTN 4-18650

As part of a Phase I/Phase II Environmental Site Assessment (ESA) conducted for real estate considerations, EnviroTrac collected groundwater samples from five previously installed monitoring wells at the property. These wells were redesignated MW-1 through MW-5. Groundwater samples from all monitoring wells were submitted in accordance with chain of custody procedures to New England Testing of North Providence, Rhode Island (NET) for volatile petroleum hydrocarbons (VPH), extractable petroleum hydrocarbons (EPH), volatile organic compounds (VOC) and RCRA 8 metals analyses. During the assessment, EnviroTrac contacted with Mr. James Conlon of the Town of Stoughton Board of Health and Mr. Bill Hammel of the Town of Stoughton Water Department. As part of these discussions Town officials identified five private potable wells located within 500 feet of the site thereby making GW-1 standards applicable.

Analytical results from the August 24, 2004 sampling event documented concentrations of VPH-range analytes in groundwater above applicable Method 1 GW-1 standards in wells MW-1 and

MW-4. EPH-range analytes were detected in groundwater above applicable Method 1 standards in wells MW-3 and MW-4.

The detection of COCs in groundwater monitoring wells MW-1, MW-3 and MW-4 above Method 1 GW-1 Standards within 500 feet of private wells represented a 72-hour reporting condition with the MADEP in accordance with 310 CMR 40.0313(3)(b). Ms. Lori Williamson of the MADEP was informed of the release on August 31, 2004 at 3:55 pm and assigned RTN 4-18650 to the release. MADEP also verbally approved IRA assessment activities to include sampling of nearby drinking water wells. An IRA Plan detailing response activities including site groundwater and residential well sampling was submitted to MADEP on October 22, 2004. EnviroTrac contacted Mr. Conlon of the Board of Health and discussed the 72 hour notification and the plan to sample private wells in the vicinity of the disposal site.

Between October 13, 2004 and November 24 2004 EnviroTrac sampled residential wells located within 500 feet of the site. Groundwater samples were collected from select wells and submitted to NET for EPA Method 524.2 and select Oxygenates analysis which include: methyl tert-butyl ether (MTBE), diisopropyl ether (DIPE), ethylene dibromide (EDB), tert amyl methyl ether (TAME), ethyl tert butyl ether (ETBE), and tert butyl alcohol (TBA). All samples were submitted in accordance with chain of custody procedures to NET. Access was not provided at 20 Crescent Avenue, therefore the well was not sampled. No concentrations of COCs exceeding Method 1 GW-1 standards were detected in groundwater sampled from the residential wells. Due to the location of 20 Crescent Avenue downgradient of wells sampled at 980 Washington Street and 17 Crescent Avenue, and the lack of COCs detected in these wells, it is unlikely COCs are present in the irrigation well located at 20 Crescent Avenue. Refer to **Tables 1 through 6** for a summary of groundwater analytical. A copy of the lab analytical data is included as **Attachment A**.

On November 3, 2004, EnviroTrac sampled on-site site monitoring wells. During the sampling event, all monitoring wells were gauged and sampled. Groundwater samples were submitted to NET for VPH analysis. Groundwater sampled from select wells was also submitted for EPH and VOC analyses. Depth to water (DTW), dissolved oxygen (DO), conductivity, oxidation-reduction potential (ORP), temperature, and pH were measured during the sampling event. No concentrations of COCs exceeding Method 1 GW-2 or GW-3 standards were detected in groundwater sampled from site monitoring wells with the exception of the polycyclic aromatic hydrocarbon (PAH) compound phenanthrene detected above GW-3 standards in well MW-3.

On November 15, 2004, EnviroTrac supervised the installation of soil borings for soil predisposal characterization prior to a planned UST removal. The soil borings were completed by Drilex Environmental of West Boylston, Massachusetts to a maximum explored depth of 12 feet bgs. During installation, an EnviroTrac scientist screened select soil samples with a photoionization detector (PID) in accordance with MADEP jar headspace procedures. Headspace readings ranged from below instrument detection limits (BDL) to a maximum of 86.0 parts per million by volume (ppmv). Predisposal characterization samples were shipped to NET in accordance with chain of custody documentation for analysis of total petroleum hydrocarbons (TPH), VOCs by EPA Method 8260, RCRA-8 metals, polychlorinated biphenyls (PCBs), reactivity, pH, and flashpoint. The results of the analysis indicated that the soil impacts were consistent with gasoline. No concentrations of PCBs were detected, and concentrations of metals were below MADEP published background levels. Only VOCs associated with petroleum compounds were detected. Refer to **Table 10** for a summary of laboratory analytical.

On December 21, 2004, EnviroTrac submitted an IRA Completion Report to the MADEP. The

IRA Completion detailed site activities conducted as part of the IRA Plan and included additional research into potable well usage. EnviroTrac conducted additional research into water usage in the vicinity of the site and prepared questionnaires to each resident with a reported potable wells. Resident responses were received from three residents located within 500 feet of the property and indicated wells at these addresses (17 Crescent Avenue, 20 Crescent Avenue and 30 Crescent Avenue) were used for irrigation purposes only. EnviroTrac performed inspections and sampling of all residences within 500 feet of the site with the exception of 20 Crescent Avenue, which did not provide access. Copies of residential response letters were provided with the IRA Completion Report. Refer to **Attachment A** for copies of residential responses. Due to this additional information Method 1 GW-1 standards do not apply to groundwater at the site. Laboratory analytical data from the most recent sampling event indicated no concentrations of COCs exceeding Method 1 GW-2 or GW-3 standards in groundwater sampled from site monitoring wells with the exception of the polycyclic aromatic hydrocarbon (PAH) compound phenanthrene detected above GW-3 standards in well MW-3 on November 3, 2004.

On February 18, 2005, EnviroTrac submitted a RAM Plan to the MADEP. The RAM Plan was submitted to manage potentially impacted soil and groundwater during the planned removal of the USTs, dispensers, and associated piping.

3.3 RTN 4-18968

On February 23, 2005 Sorco Corporation (Sorco) of Tyngsboro, Massachusetts began the removal of the gasoline USTs, dispensers, and ancillary piping from the facility. During excavation, an EnviroTrac scientist collected soil samples and screened the samples with a calibrated PID in accordance with MADEP jar headspace procedures. On February 23, 2005 PID readings ranging from BDL to 154 ppmv were detected in soil samples collected from the excavation area. On behalf of Sunoco, EnviroTrac contacted Mr. Dan Crafton of MADEP on February 24, 2005 at 2:18 pm to notify MADEP of the 72-hour reporting condition. At the time of reporting, MADEP approved an Immediate Response Action Plan (IRAP) consisting of the removal of the USTs and ancillary piping, the removal and off-site disposal/recycling of up to 750 cubic yards of impacted soil and the removal and disposal of up to 25,000 gallons of water. Mr. Crafton stated that the RAM for RTN 4-18650 was now considered complete and response actions would continue as part of the IRA for RTN 4-18968.

Refer to **Tables 8 through 10** for a summary of the soil analytical data. A copy of the lab analytical data is included as **Attachment B**.

On April 25, 2005, EnviroTrac submitted an IRA Completion Report, a BWSC 106 Release Abatement Measure Transmittal Form detailing the RAM Completion, and a letter detailing the transfer of site investigation from RAM activities to IRA activities. The IRA Completion Report concluded that the condition requiring the IRA, soil exhibiting PID readings greater than 100 ppmv, no longer existed due to the removal of impacted soil. No Imminent Hazard conditions existed or were likely to exist based on data collected to date. No Significant Release Migration (SRM) condition or Critical Exposure Pathways (CEPs) existed at the site.

4.0 REMEDIATION WASTE

Following the completion of the work, 57.55 tons of impacted soil was transported from the site to MTS of Chichester, New Hampshire in accordance with MADEP Bill of Lading (BOL) procedures for asphalt batch recycling on March 4, 2005. Three USTs were removed from the

site and transported to James A. Grant, Inc. on February 24, 2005. The original BOL was submitted to the MADEP on March 3, 2005. No groundwater was removed from the disposal site during completion of IRA activities associated with RTN 4-18968.

5.0 DISPOSAL SITE CHARACTERIZATION

5.1 Soil and Groundwater Categorization

Site soil is categorized based on accessibility and on the frequency and intensity of use for children and adults. Impacted soil at the site is at approximately 4 feet based on a combination of soil sampling and field screening data and is classified as potentially accessible soil (0 to 15' depth, paved surface). This RAO assumes that site use is unrestricted, therefore S-1 standards were used in order to evaluate risk based on potential future residential use. Based on the commercial nature of the property and the zoning of the property as general business, residential development of the site is unlikely. No impacts were detected above Method 3 Upper Concentration Limits (UCLs).

The applicable groundwater categories at the site are GW-2 and GW-3. No private drinking water wells are known to be located within 500 feet of the site, groundwater at the site is not classified as GW-1. Depth to water at the site is less than 15 feet below grade resulting in a GW-2 classification for groundwater within 30 feet of an occupied building, therefore groundwater within MW-3 and MW-4 is classified as GW-2/3 and groundwater within all remaining wells at the site is classified GW-3. Refer to **Figure 5** for the groundwater flow map.

5.2 Definition of Background

As defined in the MCP, 310 CMR 40.0006, background concentrations are defined as those levels of oil and hazardous material that would exist in the absence of the disposal site of concern which are either:

- Ubiquitous and consistently present in the environment and in the vicinity of the disposal site of concern;
- Attributable to coal ash or wood ash associated with fill material;
- Releases to groundwater from a public water supply system; or
- Petroleum residues that are incidental to the normal operation of motor vehicles.

MADEP's, "Technical Update Background Levels of Polycyclic Aromatic Hydrocarbons and Metals in Soil", May 2002 documents anticipated background levels of contaminants in soil. Concentrations of metals were detected at the site. Concentrations of arsenic, chromium, and lead were detected at the site below MADEP documented background concentrations.

5.3 Contaminants of Concern (COCs)

Contaminants detected at the disposal site are limited to petroleum products from the former UST system and dispenser piping and materials previously brought on site as fill. The source of soil and groundwater impacts is limited gasoline releases in the dispenser and UST area. The impacts were confirmed by field screening using the PID instrument in accordance with MADEP jar headspace procedures. Impacted soil was removed based on field screening results. Confirmatory soil sampling was conducted to document soil quality after soil excavation was completed.

Analytical methods for both soil and groundwater samples were selected based on the potential sources and in accordance with the MADEP Characterizing Risks Posed by Petroleum Contaminated Sites: Implementation of the MADEP VPH/EPH Approach Final Policy October 31, 2002 (VPH/EPH Approach) and the most recent version of the MCP. Groundwater and soil at the disposal site was sampled for EPH, VPH, ethylene dibromide (EDB), RCRA-8 Metals, and VOCs by EPA Method 8260. Soil was sampled for VPH, EPH, PCBs, RCRA-8 Metals, VOCs, and TPH.

No concentrations of PCBs or VOCs were detected above laboratory detection limits in soil samples collected. Concentrations of metals detected were below background concentrations established in Technical Update to WSC/ORS #95-141: Background Levels of Polycyclic Aromatic Hydrocarbons and Metals in Soil.

All chemicals detected at a site are considered COCs, unless there is a specific, justifiable rationale for eliminating the contaminant as a COC. Contaminants may be eliminated from the list of study compounds if they are: 1) detected at concentrations at or below background concentrations or by site specific data; 2) laboratory contaminants; or 3) detected infrequently at low concentrations with respect to the detection limit.

Impacted soil was excavated based on field screening using the PID. The following COCs were identified within soil at the disposal site after impacted soil was removed from the excavations:

- VPH C5-C8 Aliphatics
- VPH C9-C12 Aliphatics
- VPH C9-C10 Aromatics
- Toluene
- Xylenes
- MTBE
- EPH C9-C18 Aliphatics
- EPH C19-C36 Aliphatics
- EPH C11-C22 Aromatics
- **Benzo(a)anthracene**
- **Benzo(a)pyrene**
- Benzo(g,h,i)perylene
- Benzo(k)fluoranthene
- Chrysene
- **Dibenzo(a,h,)anthracene**
- Fluoranthene
- Phenanthrene
- Pyrene

COCs detected at concentrations above Method 1 Soil S-1 standards are in **bold**. Impacts to soil are further discussed in **Section 5.4**.

The following COCs were identified in groundwater at the disposal site:

- VPH C5-C8 Aliphatics
- VPH C9-C12 Aliphatics
- VPH C9-C10 Aromatics

- Benzene
- Toluene
- Ethylbenzene
- Xylenes
- MTBE
- EPH C9-C18 Aliphatics
- EPH C19-C36 Aliphatics
- EPH C11-C22 Aromatics
- Benzo(a)pyrene
- Benzo(b)fluoranthrene
- Benzo(k)fluoranthrene
- Benzo(g,h,i)perylene
- Chrysene
- Dibenzo(a,h)anthracene
- Fluoranthene
- 2-Methylnaphthalene
- Naphthalene
- **Phenanthrene**
- Pyrene
- Arsenic
- Barium
- Acetone
- Isopropylbenzene
- n-propylbenzene
- Styrene
- 1,2,4-trimethylbenzene
- 1,3,5-trimethylbenzene

COCs detected at concentrations above Method 1 Groundwater GW-3 standards are in **bold**. Impacts to groundwater are further discussed in **Section 5.5**.

5.4 Soil

Endpoint samples were collected after impacted soil was removed. Impacted soil beneath the disposal site is located at a depth of four feet bgs. PAH impacts to soil are likely attributed to historical fill, however no coal or coal ash was observed, therefore these compounds remain considered as COCs. Since potential future uses of the site are unrestricted, Method 1 S-1 standards were compared to laboratory results. Based on current soil sampling results, *benzo(a)anthracene, benzo(a)pyrene and dibenzo*(a,h)anthracene were detected above Method 1 S-1 standards in dispenser island excavation samples collected from the dispenser area number 2. Benzo(a) anthracene was detected at a concentration of 3.2 milligrams per kilogram (mg/kg), above the S-1 standard of 0.7 mg/kg. Concentrations of benzo(a)pyrene and dibenzo(a,h)anthracene were 3.2 and 3.8 mg/kg, respectively, also above the S-1 standard of 0.7 mg/kg for each.

Exposure Point Concentrations (EPCs) were calculated for the USTs, dispensers and associated piping excavations. In accordance with 310 CMR 40.0926(3)(b)2.a, an arithmetic average was calculated using sidewall and bottom concentrations from the excavation. Arithmetic averages were below Method 1 S-1 standards for all COCs. Specifically, the

arithmetic averages for benzo(a)anthracene, benzo(a)pyrene, and dibenzo(a,h)anthracene were 0.62 mg/kg, 0.62 mg/kg, and 0.69 mg/kg respectively. These values are below the applicable standard of 0.7 mg/kg for all three COCs, respectively. Refer to **Table 11** for a summary of EPCs.

5.5 Groundwater

Groundwater sampling conducted in November 2004 specified no COC concentrations above Method 1 GW-2/3 standards, except for the presence of Phenanthrene in MW-3 above Method 1 GW-3 standards. Groundwater sampling conducted in March 2005 after the UST excavation specified no COC concentrations above applicable Method 1 standards. All EPCs calculated for site groundwater were below Method 1 GW-2 and GW-3 standards. Monitoring well MW-3 provides groundwater data downgradient of the dispensers and monitoring well MW-1 provides groundwater data downgradient of the USTs. Groundwater beneath the site is not used for a current or potential future drinking water supply; therefore GW-1 standards do not apply to the site. Groundwater beneath the facility is located at depths less than 15 feet; therefore GW-2 standards do apply to the facility. Currently, no concentrations of COCs in groundwater at the site exceed GW-2/3 standards.

5.6 Indoor Air

In accordance with the VPH/EPH Approach, impacts to indoor air are not anticipated due to the lack of COC concentrations above Method 1 GW-2 standards.

5.7 Surface Water

Based on the results of groundwater sampling, the disposal site has not impacted surface water. No concentrations of COCs are present above Method 1 GW-3 standards at the disposal site. Therefore impacts to surface water are not expected

5.8 Sediment

Based on the results of soil and groundwater sampling, the disposal site has not impacted sediment. No concentrations of COCs are present above Method 1 GW-3 standards at the disposal site. Therefore impacts to sediment are not expected

6.0 METHOD 1 RISK CHARACTERIZATION

The purpose of this risk characterization is to evaluate and characterize the potential risk to human health, public welfare, safety, and the environment that may be posed by compounds that were detected in groundwater and soil at the site. This risk characterization was completed in accordance with the requirements outlined in the MCP, 310 CMR 40.0900. The risk characterization is based on current and reasonably foreseeable site use and conditions. This risk characterization applies to the disposal site as depicted on **Figure 2**.

6.1 Identification of Current and Reasonably Foreseeable Site Use

The facility is currently vacant but is scheduled to be redeveloped into a gasoline filling station. Due to the zoning of the parcel as industrial and the commercial economic value of the property, exposures to impacted media will remain similar to that of a retail gasoline station. For the

purpose of this risk characterization, future use of the property is expected to remain commercial; however, potential future uses of the site are not restricted and no such restrictions on future use were used in the determination of risk associated with this portion of the facility. Utility upgrade and/or construction involving excavation activities are likely to occur as part of current or future activities. Residential exposures were considered in the risk characterization as a potential future use.

6.2 Applicable Standards

The applicable standards at the site therefore include S-1 for soils and GW-2 and GW-3 for groundwater.

6.3 Potential Receptors and Exposure Potential

6.3.1 Human

Future potential human receptors at the site may include construction workers, site workers, and customers. Workers at the facility are assumed to be adults. Normal operations at the facility may include an average of two to three employees working from eight to 12 hour shifts five days per week. Customers of the facility would be present only for short durations (10 minutes) during automobile refueling. Construction workers could also be present at the site.

As the future use of the facility is unrestricted, future potential human receptors may include residential receptors including adults and children who would be present at the property for 24 hour days.

Exposure point concentrations of impacted soil are below Method 1 S-1 standards. Therefore, COCs in soil are unlikely to pose an exposure potential to human or environmental receptors even if the soil is exposed via excavation. No exposures are expected to on-site workers or infrequent visitors. Dermal, ingestion, and inhalation exposures to current and future human receptors are not expected. There are no private drinking water wells within 500 feet of the disposal site as detailed in **Section 2.2.**

6.3.2 Ecological

Due to the pavement and the commercial nature of the disposal site and vicinity, ecological habitats are limited and exposure to the soil is unlikely. Also due to the exposure point concentration averages below Method 1 S-1 and GW-2/3 standards, COCs in soil and groundwater are also unlikely to pose an exposure to ecological receptors. Ecological receptors do not exist in the vicinity of the site and the migration of COCs with surface water is unlikely.

6.4 Exposure Potential for Future Use

Future use of the property is expected to remain commercial. However, exposure potential was evaluated for all future use scenarios in the risk characterization. Based on the lack of soil impacts above Method 1 S-1 standards ingestion, inhalation, or direct contact are unlikely for all future receptors.

6.5 Identification of Exposure Points

6.5.1 Soil

EPCs were calculated for soil samples collected from sampling locations located inside the USTs, dispenser and piping areas as detailed on **Figure 2**. The EPC area consists of approximately 6,000 square feet of soil at a depth of four to nine feet bgs. None of the COC concentrations detected in any of the EPC data points were more than 100 times the concentration of any other soil data points used in the EPC. All EPCs concentrations are below Method 1 S-1 standards.

6.5.2 Groundwater

EPCs were calculated for COC concentrations in groundwater at the site were below Method 1 GW-2 and GW-3 standards.

6.5.3 Indoor Air

In accordance with the VPH/EPH Approach impacts to indoor air are unlikely as COC concentrations in groundwater are below Method 1 GW-2 standards.

6.6 Potential Impacts to Indoor Air

In accordance with the VPH/EPH Approach impacts to indoor air are unlikely as COC concentrations in groundwater are below Method 1 GW-2 standards.

6.7 Substantial Release Migration, Imminent Hazards, and Critical Exposure Pathways

6.7.1 Critical Exposure Pathways (CEPs)

Vapor Phase Emissions

No pre-schools, daycares or schools were observed in the site vicinity. Residential structures are located 30 feet to the north of the site. Based on existing data, including the depth to groundwater and current concentrations of COCs at the disposal site, vapor phase emissions from this release are unlikely due to the lack of Method 1 GW-2 standard exceedences.

Drinking Water Exposures

Since groundwater in the vicinity is not utilized for potable water supplies, a CEP related to drinking water supply exposures is not present. COCs related to this disposal site have not migrated any drinking water supply areas.

6.7.2 Conditions of Substantial Release Migration (SRM)

Discharges of Separate-Phase Oil and/or Hazardous Materials

No discharges to surface water, subsurface structures or underground utilities or conduits were observed. Discharges of this nature are unlikely based on current data.

Releases to Ground Surface or Vadose Zone Likely to Exacerbate Groundwater Impacts

No releases to the ground surface occurred. EPC concentrations of COCs in soil are currently below S-1 standards. Therefore current vadose zone impacts are not expected to exacerbate groundwater impacts.

Releases That Have or Are Expected to Migrate Greater Than 200 Feet Per Year

COC concentrations in groundwater at the site were below Method 1 GW-2 and GW-3 standards, therefore migration is not likely to occur from the site.

Releases Likely to Be Detected in a Water Supply Within One Year

Based on the distance and direction of the nearest PPA, it is unlikely that the COCs will migrate the 800 feet to the PPA.

Releases Likely to Be Detected in Surface Water, Wetlands, or Public Water Supply Reservoirs Within One Year

There are no COCs above GW-3 standards, therefore the release is not likely to be detected in surface water or wetlands above Method 1 GW-3 standards.

Releases to Groundwater Likely to Result in Vapor Discharges to a School or Residence

Based on groundwater sampling data the release is unlikely to impact these receptors.

6.7.3 Imminent Hazard

No imminent hazards are known to exist at the site. In addition, based on current and historical data from the facility, an imminent hazard is unlikely to exist as a result of this release.

6.8 Characterization of Risk of Harm to Safety

Conditions of risk of harm to safety as defined by the MCP, including conditions that will pose a threat of physical harm or bodily injury to people are not identified on-site. No rusted or corroded drums or containers are located on the site, no weakened berms are present on the site, and no explosive vapors resulting from the release of oil and/or hazardous material were detected on the site. No unsecured pits, ponds, lagoons, or other dangerous structures, or any uncontained materials have been identified on-site for the storage of reactive chemicals. There are no open or on-going excavations at the disposal site and all wastes generated as part of remedial actions were removed from the disposal site. Existing monitoring wells have eight inch or smaller diameter road boxes which are in good repair, bolted, and secured. The maximum well diameter at the disposal site is four inches.

6.9 Characterization of Risk of Harm to the Environment and Public Welfare

Based upon this risk characterization, EnviroTrac determined that a level of no significant risk to human health or the environment exists with respect to the documented release at the site for current site use. Additionally, no restrictions are proposed for future site use. Based upon this risk characterization, an Activity and Use Limitation (AUL) is not required to maintain a level of no significant risk. As the COC concentrations are not reduced to background, a Class A-2 Response Action Outcome statement is appropriate.

No nuisance odors are present at the disposal site. There are no on-going subsurface investigations that would generate dust, debris, or other deleterious visual impacts. The areas of impact are not expected to negatively impact the usefulness of the property.

7.0 FEASIBILITY EVALUATION

As required by 310 CMR 40.860 (e) an evaluation of the feasibility of reducing the concentrations of OHM at the site to levels that achieve or approach background was conducted. The assessment of the threat of release at the site determined no EPCs in the soil or groundwater of COCs above applicable standards, therefore a condition of no significant risk (NSR) exists at the site.

7.1 Feasibility to Approach Background Conditions

As required by the MCP, the feasibility of implementing additional RAAs and/or extending the operation of existing RAAs in order to reduce COC concentrations to background conditions must be considered. EnviroTrac evaluated the feasibility to approach background conditions as part of this Class A-2 RAO as outlined below. This evaluation was conducted in accordance with MADEP policy WSC-04-160, drafted on July 16, 2004, *Conducting Feasibility Evaluations Under the MCP*. This policy outlines MADEP's position related to conditions of categorical feasibility to achieve background conditions, conditions of categorical infeasibility to achieve background conditions and conditions which meet the definition of approaching background.

7.1.1 Conditions of Categorical Feasibility

Conditions of categorical feasibility include site conditions whereby a level of NSR is reached and the remaining impacts are limited to 20 cubic yards or less of petroleum product impacted soil where such soil is:

- Located less than three feet bgs.
- Not covered by pavement or a permanent structure.
- Is not located within a sensitive environment (i.e. wetlands).
- And is not located in an area where soil removal would substantially interrupt public service or threaten public safety.

At this site, EPCs for soil are below applicable Method 1 S-1 standards (as outlined in **Section 6.5.1**.).

7.1.2 Conditions of Categorical Infeasibility

Conditions of categorical infeasibility include the following site conditions:

- Excavation beneath a permanent structure.
- Remedial actions that would substantially interrupt public service or threaten public safety.
- Remediation of degradable non-persistent contaminants.
- Remediation of persistent contaminants located in S-2 and S-3 soils.

At this site, impacted soil is not located beneath a permanent structure. The conduct of further remedial actions would not likely interrupt public service or threaten public safety as impacted media are located on private property. Although the bulk of soil impacts are located in areas currently categorized as S-2 and S-3 areas, the future use of the site is not restricted, therefore, S-1 standards must apply to the impacted soil areas at depths less than 15 feet bgs. Soil at the site is impacted with the COCs outlined in **Section 5.4**. Of these MTBE, benzo(a)pyrene, and benzo(g,h,i)perylene are considered persistent. The remainder of the COCs in soil are considered non-persistent and degradable, therefore additional remediation of these compounds is considered categorically infeasible.

Groundwater at the disposal site is impacted with the COCs outlined in **Section 5.3**. Of these MTBE, benzo(a)pyrene, benzo(g,h,i)perylene, and arsenic are considered persistent. The remainder of the COCs in groundwater are considered non-persistent and degradable, therefore additional remediation of these compounds is considered categorically infeasible.

7.2 Conditions Approaching Background in Soil, Persistent Compounds

The MADEP guidance document defines conditions approaching background in soil in areas classified as S-1 if the concentration of each persistent contaminant at each sampling location is at or below the Method 1 S-1 standards. For this disposal site, all impacted soil area EPCs are below the applicable Method 1 S-1 standard. Therefore, the persistent contaminants in soil meet conditions approaching background.

7.3 Conditions Approaching Background in Groundwater, Persistent Compounds

The MADEP guidance document defines conditions approaching background in groundwater if EPCs of persistent contaminants in groundwater are below ½ the applicable Method 1 groundwater standard. None of the EPCs for persistent contaminants exceed Method 1 standards. EPCs for the persistent contaminants are currently below ½ the applicable Method 1 GW-2 and GW-3 standards. Therefore, the remaining persistent contaminants meet conditions approaching background.

7.4 Feasibility Conclusions

EnviroTrac reviewed site conditions, remedial actions performed to date, and reviewed conditions of categorical feasibility, infeasibility, and conditions approaching background outlined in the MCP guidance document WSC-04-160. Based on these evaluations, the following conclusions are presented:

- Current site conditions meet a condition of NSR, as documented in this Class A-2 RAO and Method 1 risk characterization report.
- Impacted soil at the site contains persistent and non-persistent compounds.
- Impacted groundwater at the site contains persistent and non-persistent compounds.
- Persistent compounds in soil at the site are currently present at concentrations with EPCs below the applicable Method 1 S-1 standard. Therefore, these compounds meet the definition of approaching background. No additional RAA evaluation for the compounds is necessary.
- Persistent compounds in groundwater at the site are currently present at concentrations below the applicable Method 1 GW-2/GW-3 standards. Therefore, these compounds meet the definition of approaching background. No additional RAA evaluation for the compounds is necessary.

8.0 UNCERTAINTY ANALYSIS

This report, the investigations that support it, and the data collected, are subject to uncertainties, which accompany all investigations. The uncertainties are often a result of the limitations of available technology, the feasibility of further investigation, human error, instrument malfunction, weather, unknown subsurface conditions, safety, data interpretation, dated information, and a number of other factors. The scope of investigations at this, and all disposal sites is limited to that necessary to address site conditions based on the levels and nature of contaminants encountered, potential receptors, and the physical characteristics of the site. The limitations on investigations are related to: financial expenditure vs. value of data collected; physical site features (buildings, roadways, utilities); time, and safety concerns during the completion of investigations. No investigation can sample the entire volume of any media (groundwater, soil, air, sediment, or surface water) at a disposal site. The investigations presented in this report were appropriate in scope and magnitude to address the impacts of COCs reported for this release and the potential receptors of the release.

Soil samples were limited to areas of accessible soil. Soil samples could not be collected from buildings, utilities or below the roadways adjacent to the site. Soil samples collected are likely to represent average concentrations across the site.

Groundwater samples are also limited by the same factors limiting soil sampling. Seasonal groundwater level fluctuations should be adequately addressed by the groundwater sampling conducted to date, however, the sampling conducted is not likely to address all potential site conditions.

Analytical data is subject to a multitude of uncertainties related to sample collection, weather, containers, sample handling, contamination (from non-site related sources), instrument variability and error, etc. Quality Assurance/Quality Control (QA/QC) data (surrogate recoveries, matrix spikes, duplicates, and blanks) help to limit uncertainties. QA/QC data provided with laboratory report are reviewed to determine compliance with the method requirements. Data which fails to meet QA/QC requirements is evaluated to determine its usability. The quantity of data collected increases the confidence in the results provided. Repetitive groundwater sampling events increase the certainty of results based on a review of data trends. Sampling events for soil and groundwater by different samplers on different dates and analyzed in different batches at the laboratory serve to counter potential errors by individuals and instrumentation. Review of multiple sites data over years of service with samplers and laboratories helps to identify and eliminate many uncertainties. Anomalies in data trends and poor QA/QC data often necessitate re-sampling to confirm results. While uncertainties do exist in data collection and analysis presented in this and all reports, appropriate conclusions can be formulated with this data.

9.0 FINDINGS AND CONCLUSIONS

Based upon the results of the Method 1 Risk Characterization and previous investigations, the requirements for a Class A-2 RAO are achieved as outlined below:

1. The site is a former Sunoco-branded gasoline station, located at 990 Washington Street in an general business area of Stoughton, Massachusetts. The site is developed with a

single-story, kiosk building constructed of a steel frame over a concrete slab floor with masonry exterior walls.

2. RTN 4-18650 was assigned after the detection of COCs in groundwater monitoring wells above Method 1 GW-1 standards within 500 feet of private wells created a 72-hour reporting condition. RTN 4-18968 was assigned after a 72-hour reporting condition related to a potential release from the USTs and dispenser piping.

3. The disposal site consists of portions of the property located at 990 Washington Street in Stoughton. Specifically, the site consists of soil at depths of approximately four feet to nine feet bgs in the vicinity of the former USTs and dispensers and of groundwater at depths of six to nine feet bgs.

4. The sources of impact at the site were adequately defined as limited releases in the UST and dispenser area. The three USTs, four dispensers and associated piping were removed. Impacted soil was removed based on field screening. The remaining impacted soil is not a continuing source of impact to soil or groundwater. The remaining impacts are attributed to historic fill materials used to develop the site.

5. The nearest PPA is approximately 800 feet southeast upgradient of the site. Based on the distance and location of the nearest PPA, it is unlikely that the COCs will migrate the 800 feet to the PPA.

6. According to data obtained from the Mass GIS, the disposal site does not lie within a Zone II of a public water supply well, an Interim Wellhead Protection Area, a PPA, or a Zone A of a Class A Surface Water Body. Groundwater in the site vicinity is not utilized for water supply or process water.

7. Since the potential future use of the site is unrestricted, Method 1 S-1 standards apply to soil at the site. Based on the results of soil sampling following excavation, no concentrations of COCs exist in soil above Method 1 S-1 standards. None of the COCs detected in soil at the disposal site exceed UCLs or Method 1 S-3 standards.

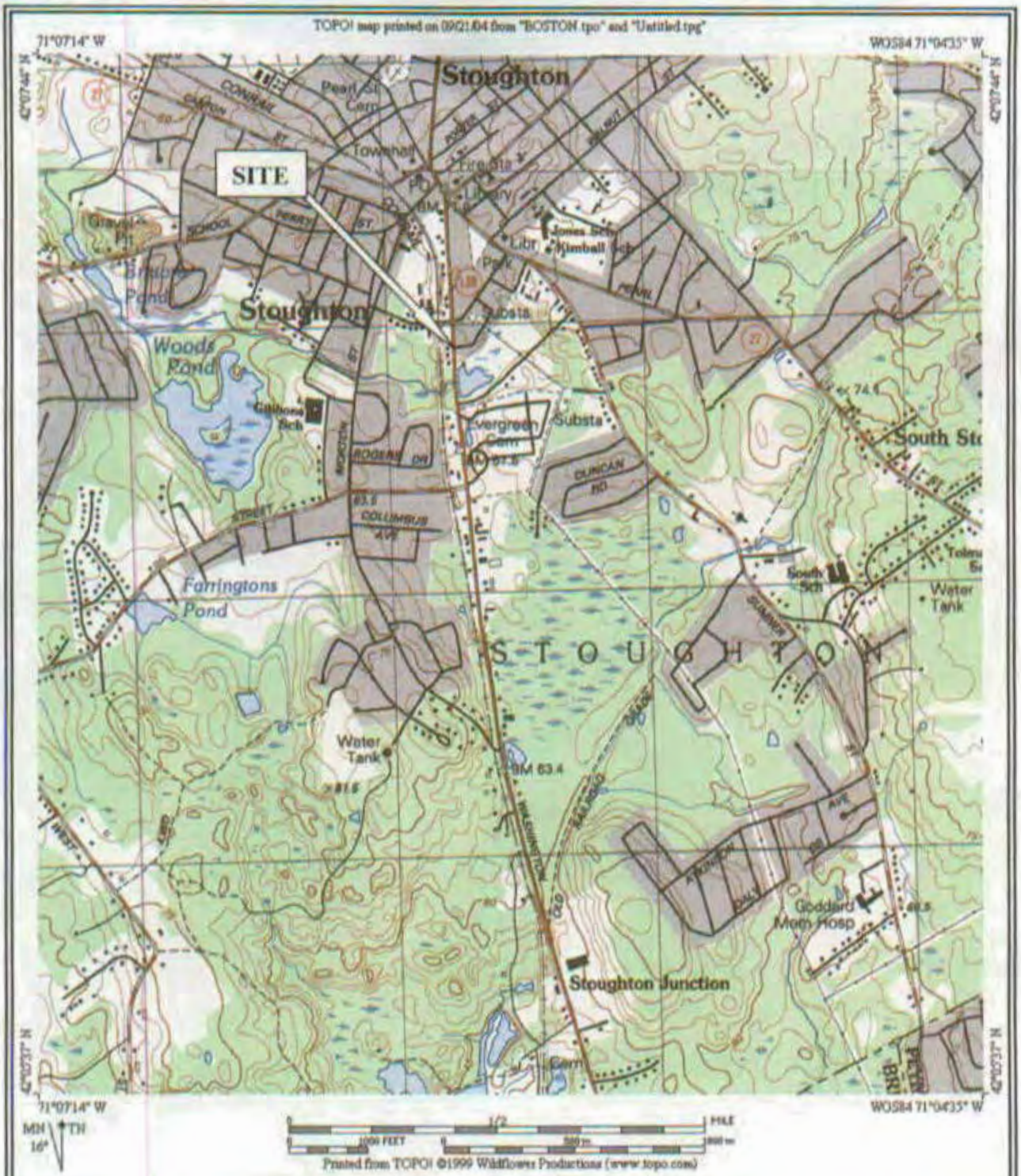
8. Based upon the results of the Method 1 Risk Characterization, a Condition of No Significant Risk to human health, safety, public welfare and the environment exists for current and future site use scenarios. A condition of No Significant Risk of Harm to human health, public welfare, safety, and the environment was achieved for the site. No remediation waste was removed.

9. EPCs calculated for soil at the site are below Method 1 S-1 standards and EPCs calculated for groundwater at the site are below Method 1 GW-2 and GW-3 standards.

10.0 PUBLIC NOTICES

Copies of Public Involvement Notifications submitted to City Officials in accordance with 310 CMR 40.0863 are included as **Attachment C.**

FIGURES



Former Sunoco Gasoline Station
990 Washington Street
Stoughton, Massachusetts

Contour Interval 3 Meters

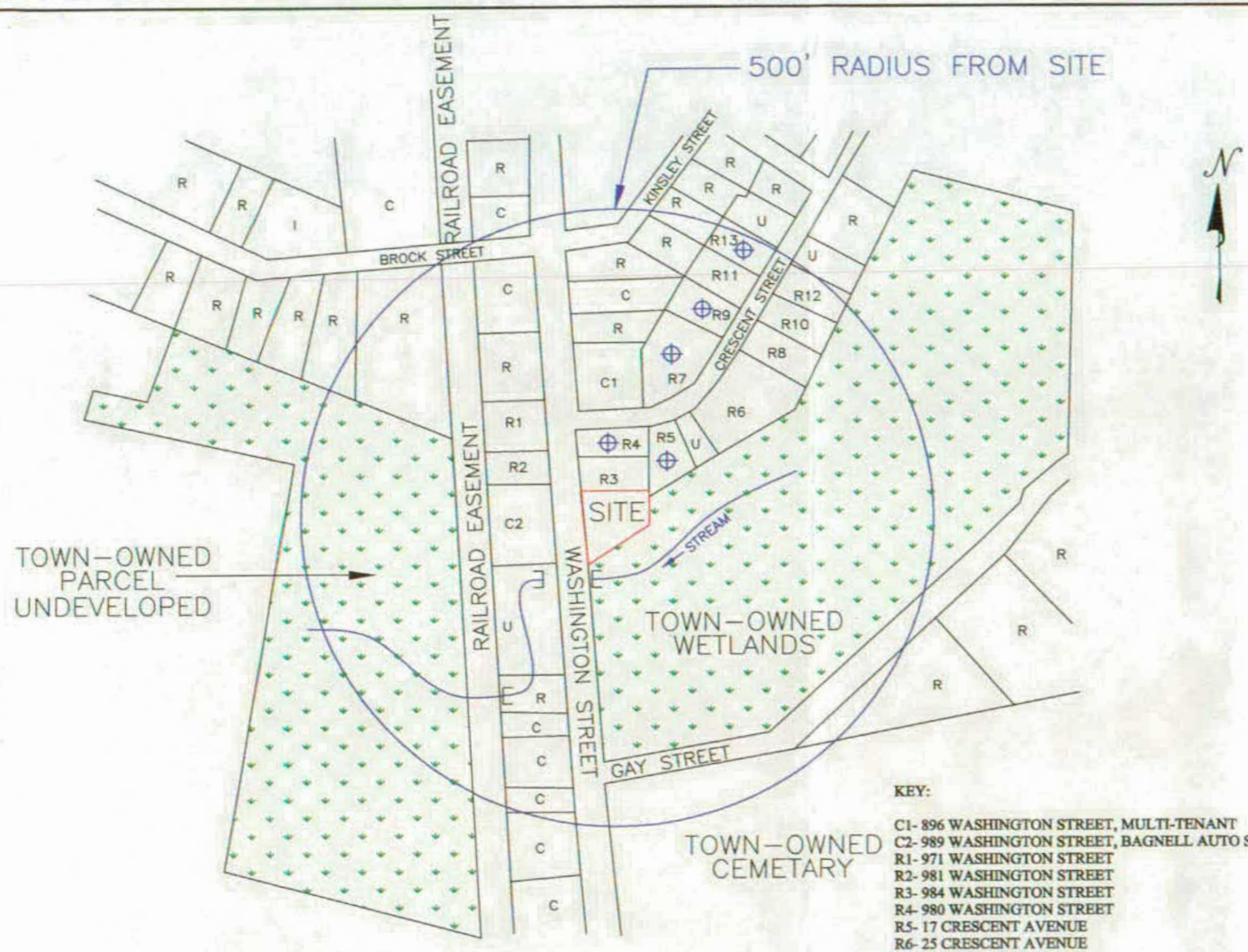
Long: 71°06'04"
Lat: 42°07'08"

FIGURE 1

SITE LOCUS MAP
UNITED STATES GEOLOGICAL SURVEY
MASSACHUSETTS
7.5 MINUTE SERIES

N
W E
S

EnviroTrac



LEGEND

- PROPERTY BOUNDARY
- LOT WITH PRIVATE IRRIGATION WELL
- R RESIDENCE
- C COMMERCIAL
- I INDUSTRIAL
- U UNDEVELOPED
- STREAM, ENTRY CULVERT

FIGURE 3

REVISED: WCH 8/24/2004

SURROUNDING LAND USE

APPROXIMATE SCALE

1-INCH EQUALS 200-FEET

FORMER SUNOCO STATION
990 WASHINGTON STREET
STOUGHTON, MASSACHUSETTS

KEY:

C1- 896 WASHINGTON STREET, MULTI-TENANT
C2- 989 WASHINGTON STREET, BAGNELL AUTO SUPPLY
R1- 971 WASHINGTON STREET
R2- 981 WASHINGTON STREET
R3- 984 WASHINGTON STREET
R4- 980 WASHINGTON STREET
R5- 17 CRESCENT AVENUE
R6- 25 CRESCENT AVENUE
R7- 20 CRESCENT AVENUE
R8- 37 CRESCENT AVENUE
R9- 30 CRESCENT AVENUE
R10- 45 CRESCENT AVENUE
R11- 36 CRESCENT AVENUE
R12- 42 CRESCENT AVENUE

EnviroTrac
1400 Providence Highway, Suite 2100, Norwood, MA 02062
PHONE: (781) 769-5005 FAX: (781) 769-9345

RESIDENCE
(984 WASHINGTON STREET)

RESIDENCE
(17 CRESCENT AVENUE)

LEACHFIELD

WATERLINE

MW-3

APPROXIMATE LOCATION
OF UST EXCAVATION

FORMER
UST PAD

MW-1

APPROXIMATE BOUNDARY OF
RTN 4-18968

UNDERGROUND TELEPHONE

UNDERGROUND ELECTRIC

DISP #3

GAS LINE

KIOSK

DISP #4

NW-1

NW-3

WW-4

EW-4

NORTH TANK BOTTOM

TRENCH 2-3

TRENCH 1-4

MID TANK BOTTOM

WW-1

EW-2

SOUTH TANK BOTTOM

DISP #1

DISP #2

SW-4

SW-1

MW-2

MW-4

WASHINGTON STREET

CANOPY

4,000
GALLON
UST

2,000
GALLON
UST

HISTORIC SITE
FEATURES

RIPRAP

MW-5

TOWN-OWNED
WETLANDS

N

LEGEND

- PROPERTY BOUNDARY
- CATCH BASIN
- GROUNDWATER MONITORING WELL
- GROUNDWATER EXCEEDING STANDARDS
- SAMPLE LOCATION
- SOIL ABOVE STANDARDS
- EXCAVATION BOUNDARY
- DISPOSAL SITE

FIGURE
2

REVISED
3/21/2005

SITE PLAN WITH
EXCATION LOCATIONS

APPROXIMATE SCALE

1-INCH EQUALS 30-FEET

FORMER SUNOCO STATION
990 WASHINGTON STREET
STOUGHTON, MASSACHUSETTS

EnviroTrac
1400 Providence Highway, Suite 2100, Norwood, MA 02062
PHONE: (781) 769-5005 FAX: (781) 769-9345

MA DEP - Bureau of Waste Site Cleanup

Site Scoring Map: 500 feet & 0.5 Mile Radii

SITE NAME:
Former Sunoco Station
990 Washington Street
STOUGHTON, MA 02072
[illegible]0708n 710604ew

Site Location

The information shown on this map is the best available at the date of printing. Please refer to the data source descriptions document.

MASS GIS — Massachusetts Geographic Information System — Massachusetts Executive Office of Environmental Affairs - 2005

Roads: Limited Access, Divided, Major Road, Connector, Street, Track, Trail

Boundaries: Town, County, DEP Region; Train; Powerline; Pipeline; Aqueduct

Basins: Major, Sub; Streams: Perennial, Intermittent, Man Made Shore, Dams

Potentially Productive Aquifers: Medium, High Yield

Non-Potential Drinking Water Source Area: Medium, High Yield

EPA Sole Source Aquifer; FEMA 100-year floodplain

Public Water Supplies: Ground, Surface, Non Community

Approved Zone2; IWPA; Surface Water Supply Zone A

Hydrography: Water Features, Public Surface Water Supply

Wetlands: Fresh, Salt, NHESP Wetlands Habitat

Protected Open Space; ACEC

DEP Permitted Solid Waste Facilities; Certified Vernal Pools

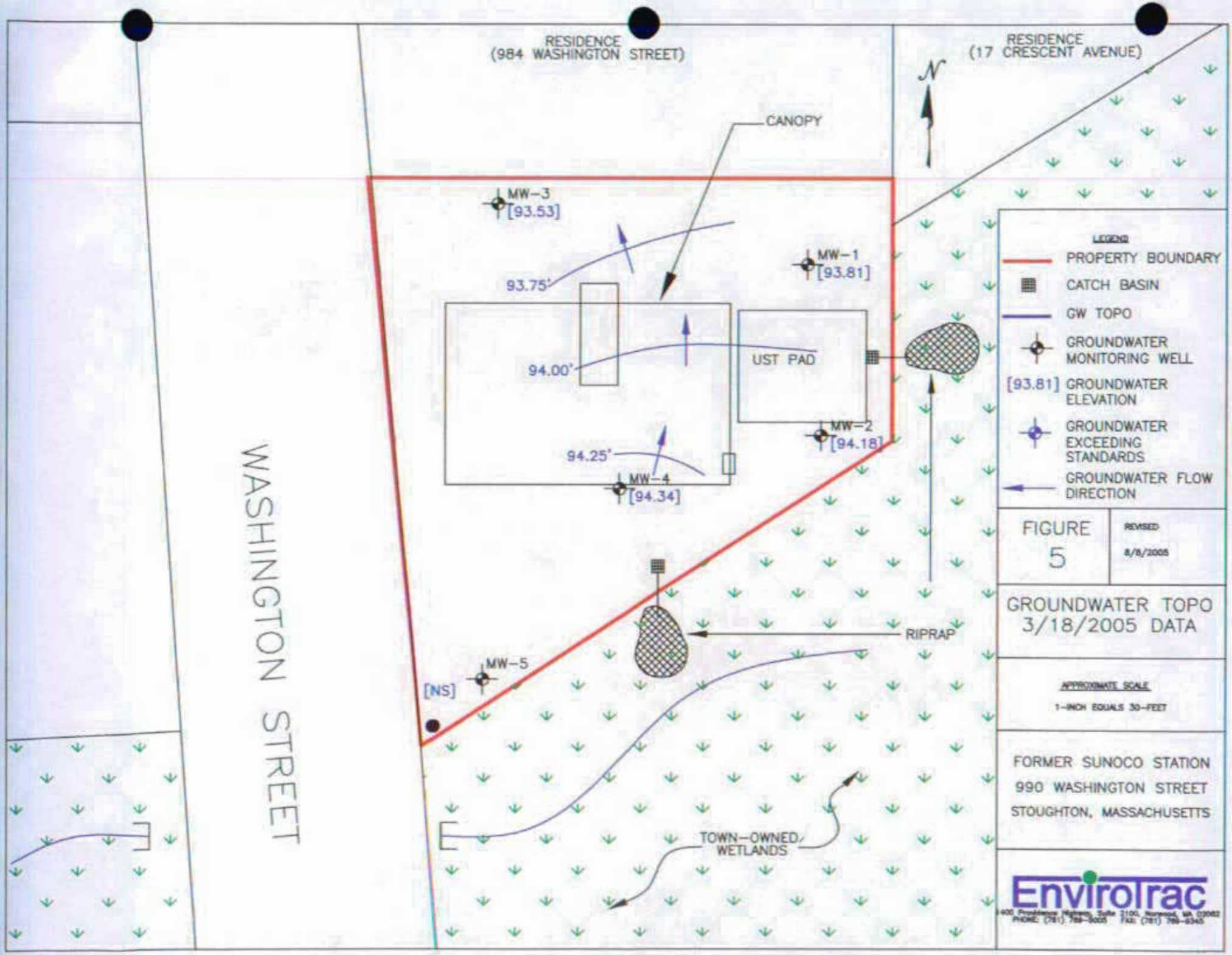
N W E S

SCALE 1:15000

0 1/2 1/2 MILES

0 KILOMETERS 1

June 28, 2005


RESIDENCE
(984 WASHINGTON STREET)
RESIDENCE
(17 CRESCENT AVENUE)
N
CANOPY
MW-3
[93.53]
MW-1
[93.81]
93.75'
94.00'
UST PAD
MW-2
[94.18]
94.25'
MW-4
[94.34]
WASHINGTON STREET
RIPRAP
MW-5
[NS]
TOWN-OWNED
WETLANDS
LEGEND
PROPERTY BOUNDARY
CATCH BASIN
GW TOPO
GROUNDWATER MONITORING WELL
[93.81] GROUNDWATER ELEVATION
GROUNDWATER EXCEEDING STANDARDS
GROUNDWATER FLOW DIRECTION
FIGURE
5
REVISED
8/8/2005
GROUNDWATER TOPO
3/18/2005 DATA
APPROXIMATE SCALE
1-INCH EQUALS 30-FEET
FORMER SUNOCO STATION
990 WASHINGTON STREET
STOUGHTON, MASSACHUSETTS
EnviroTrac

TABLES

TABLE 1

SUMMARY OF GROUNDWATER QUALITY DATA - VPH

Former Sunoco Station
990 Washington Street
Stoughton, Massachusetts

Well Casing Elev.	Sample Date	Depth to Water (feet)	Ground Water Elevation (feet)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Xylenes (µg/L)	Total BTEX (µg/L)	MTBE (µg/L)	VPH C5-C8 Aliphatics (µg/L)	VPH C9-C12 Aliphatics (µg/L)	VPH C9-C10 Aromatics (µg/L)	VPH Naph-thalene (µg/L)	Ethylene dibromide (µg/L)
MW-1	8/24/2004	8.78	91.56	98	52	<5	16	166	106	216	<50	59	<10	--
100.34	11/3/2004	8.78	91.56	<5	<5	<5	<20	ND	<10	<50	<50	<50	<10	--
GW-3	3/18/2005	6.53	93.81	<5	<5	<5	<20	ND	<10	65	77	<50	<10	--
EPC	--	--	--	34	19	3	12	NA	39	102	42	36	5	--
MW-2	8/24/2004	8.78	91.55	<5	<5	<5	<20	ND	18	<50	<50	<50	<10	--
100.33	11/3/2004	8.33	92.00	<5	<5	<5	<20	ND	<10	<50	<50	<50	<10	--
GW-3	3/18/2005	6.15	94.18	<5	<5	<5	<20	ND	<10	<50	75	<50	<10	--
EPC	--	--	--	2.5	2.5	2.5	10	NA	9	25	42	25	5	--
MW-3	8/24/2004	8.25	91.39	<5	<5	<5	<20	ND	<10	<50	<50	<50	<10	--
99.64	11/3/2004	8.10	91.54	<5	<5	<5	<20	ND	<10	<50	<50	<50	<10	--
GW-2/3	3/18/2005	6.11	93.53	<5	<5	<5	<20	ND	<10	<50	81	<50	<10	<0.01
EPC	--	--	--	2.5	2.5	2.5	10	NA	5	25	44	25	5	--
MW-4	8/24/2004	8.21	92.12	<5	<5	7	<20	7	<10	287	<50	1,040	<10	--
98.72	11/6/2004	8.06	92.27	<5	<5	6	<20	6	<10	388	<50	1,210	<10	--
GW-2/3	3/18/2005	5.99	94.34	<5	<5	<5	<20	ND	65	<50	107	113	<10	<0.01
EPC	--	--	--	2.5	2.5	5	10	NA	25	233	52	788	5	0.005
MW-5	8/24/2004	7.08	93.25	<5	<5	<5	<20	ND	15	61	<50	<50	<10	--
97.43	11/3/2004	6.66	93.67	<5	<5	<5	<20	ND	<10	<50	<50	<50	<10	--
GW-3	3/18/2005	--	--	--	--	--	--	--	--	--	--	--	--	--
EPC	--	--	--	2.5	2.5	2.5	10	NA	10	43	25	25	5	--
Method 1 Standards		*GW-2*	*2,000*	*6,000*	*30,000*	*6,000*	*NE*	*50,000*	*1,000*	*1,000*	*5,000*	*6,000*	*3*	
		GW-3	*7,000*	*50,000*	*4,000*	*50,000*	*NE*	*50,000*	*4,000*	*20,000*	*4,000*	*6,000*	*50,000*	
Upper Concentration Limit			*70,000*	*100,000*	*100,000*	*100,000*	*NE*	*100,000*	*100,000*	*100,000*	*100,000*	*100,000*	*100,000*	

Notes:

Method I Standards are reported in micrograms per liter (µg/L).
ND is not detected.
MTBE is methyl tert-butyl ether.
BTEX is the sum of benzene, toluene, ethylbenzene and xylenes.
VPH is volatile petroleum hydrocarbons.
Concentrations exceeding the applicable Method 1 Risk Characterization standards are in **bold**

-- is no sample collected
NE is no standard established
<2.0 is less than the laboratory detection limit of 2.0 ug/L.

EnviroTrac
Environmental Services

TABLE 2
SUMMARY OF EPH GROUNDWATER MONITORING DATA
Former Sunoco Station
990 Washington Street
Stoughton, Massachusetts

Well	Sample Date	EPH																
		C9-C18 Aliphatics	C19-C36 Aliphatics	C11-C22 Aromatics	Acenaph-thene	Acenaph-thylene	Benzo(a) pyrene	Benzo(b) Fluoranthrene	Benzo(k) Fluoranthrene	Benzo (g,h,i) Perylene	Chrysene	Dibenzo(a,h) Anthracene	Fluoranthene	Fluorene	2-Methyl-naphthalene	Naphtha-lene	Phenan-threne	Pyrene
MW-1	8/24/2004	<50	218	<50	<5	<1	<0.2	<1	<1	<5	<2	<0.5	<5	<5	<1	3	<1	<5
	11/3/2004	<50	<50	<50	<5	<1	<0.2	<1	<1	<5	<2	<0.5	<5	<5	<1	<1	<1	<5
	3/18/2005	<50	<50	<50	<5	<1	<0.2	<1	<1	<5	<2	<0.5	<5	<5	<1	<1	<1	<5
EPC	--	25	89	25	2.5	0.5	0.1	0.5	0.5	2.5	1	0.25	2.5	2.5	0.5	1.3	0.5	2.5
MW-2	8/24/2004	<50	<50	<50	<5	<1	<0.2	<1	<1	<5	<2	<0.5	<5	<5	<1	<1	<1	<5
	11/3/2004	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/18/2005	<50	<50	<50	<5	<1	<0.2	<1	<1	<5	<2	<0.5	<5	<5	<1	<1	<1	<5
EPC	--	25	25	25	2.5	0.5	0.1	0.5	0.5	2.5	1	0.25	2.5	2.5	0.5	0.5	0.5	2.5
MW-3	8/24/2004	<50	<50	488	<5	<1	5.6	<1	21	<5	15	12.1	15	<5	<1	8	8	12
	11/3/2004	296	1,356	3,745	<5	<1	148	<1	388	131	193	220	291	<5	<1	<1	**83**	**244**
	3/18/2005	<50	<50	<50	<5	<1	<0.2	<1	<1	<5	<2	<0.5	<5	<5	<1	<1	<1	<5
EPC	--	115	469	1,265	2.5	0.5	51.2	0.5	135.8	45.3	70	77	103	2.5	0.5	3.0	30.5	86.2
MW-4	8/24/2004	<50	218	234	<5	<1	1.5	9	<1	<5	<2	<0.5	<5	<5	6	18	<1	<5
	11/3/2004	<50	405	1,366	<5	<1	26	71	<1	29	71	45	101	<5	6	24	11	33
	3/18/2005	<50	<50	354	<5	<1	<0.2	<1	<1	<5	<2	<0.5	<5	<5	<1	4	<1	<5
EPC	--	25	216	651	2.5	0.5	9.2	26.8	0.5	11.3	24.3	15.2	35.3	2.5	4.2	15.3	4.0	12.7
MW-5	8/24/2004	<50	<50	<50	<5	<1	<0.2	<1	<1	<5	<2	<0.5	<5	<5	<1	<1	<1	<5
	11/3/2004	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/18/2005	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
EPC	--	25	25	25	2.5	0.5	0.1	0.5	0.5	2.5	1	0.25	2.5	2.5	0.5	0.5	0.5	2.5
MCP METHOD 1 STANDARDS																		
	GW-2	*1,000*	*NE*	*50,000*	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	*10,000*	*6,000*	*NE*	*NE*
	GW-3	*20,000*	*20,000*	*30,000*	*5,000*	*3,000*	*3,000*	*3,000*	*3,000*	*3,000*	*3,000*	*3,000*	*3,000*	*3,000*	*3,000*	*6,000*	*50*	*3,000*
Upper Concentration Limits																		
	GW	*100,000*	*100,000*	*100,000*	*50,000*	*30,000*	*30,000*	*30,000*	*30,000*	*30,000*	*30,000*	*30,000*	*3,000*	*30,000*	*100,000*	*60,000*	*3,000*	*30,000*

Notes:
Results and MCP Method I Standards are reported in micrograms per liter (µg/L).
NE is not established.
Results that are above MCP Method 1 GW-1 standards are in bold
-- is not sampled for this parameter.
Only EPH target compounds detected above laboratory detection limits are included in this table.

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TABLE 3

SUMMARY OF VOC GROUNDWATER MONITORING DATA - VOC Compounds

Former Sunoco Station Station

990 Washington Street

Stoughton, Massachusetts

		8260															
Well	Sample Date	Benzene (ug/L)	Toluene (ug/L)	Ethyl-benzene (ug/L)	Xylenes (ug/L)	MTBE (ug/L)	Naptha-lene (ug/L)	Acetone (ug/L)	2-Butanone (MEK) (ug/L)	n-Butyl-benzene (ug/L)	sec-Butyl-benzene (ug/L)	Isopropyl-benzene (ug/L)	n-Propyl-benzene (ug/L)	p-Isopropyl-toluene (ug/L)	Styrene (ug/L)	Trichloro-ethene (ug/L)	1,2,4-Trimethyl-benzene (ug/L)	1,3,5-Trimethyl-benzene (ug/L)
MW-1	8/24/2004	120	69	5.3	27.5	<2.0	<2.0	90	<5.0	<1.0	<1.0	1.7	<1.0	<1.0	3.9	<1.0	<1.0	3.9
	11/3/2004	<1.0	<1.0	<1.0	<3.0	<2.0	<2.0	<5.0	<5.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
EPC	–	60.25	34.75	2.9	14.5	1	1	46	2.5	0.5	0.5	1.1	0.5	0.5	2.2	0.5	0.5	2.2
MW-2	8/24/2004	<1.0	<1.0	<1.0	<3.0	7.8	<2.0	<5.0	<5.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	11/3/2004	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
EPC	–	0.5	0.5	0.5	1.5	7.8	1	2.5	2.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
MW-3	8/24/2004	1.6	<1.0	<1.0	<3.0	<2.0	<2.0	8.2	<5.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	11/3/2004	<1.0	<1.0	<1.0	<3.0	<2.0	<2.0	<5.0	<5.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
EPC	–	1.05	0.5	0.5	1.5	1	1	5.4	2.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
MW-4	8/24/2004	<1.0	<1.0	4.7	5.3	<2.0	<2.0	<5.0	<5.0	<1.0	<1.0	5.2	26	<1.0	<1.0	<1.0	180	24
	11/3/2004	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
EPC	–	0.5	0.5	4.7	5.3	1	1	2.5	2.5	0.5	0.5	5.2	26	0.5	0.5	0.5	180	24
MW-5	8/24/2004	<1.0	<1.0	<1.0	<3.0	9.9	<2.0	<5.0	<5.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	11/3/2004	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
EPC	–	0.5	0.5	0.5	1.5	9.9	1	2.5	2.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
MCP METHOD 1	*GW-2*	*2,000*	*6,000*	*30,000*	*6,000*	*50,000*	*6,000*	*50,000*	*50,000*	*NE*	*NE*	*NE*	*NE*	*NE*	*900*	*300*	*NE*	*NE*
STANDARDS	*GW-3*	*7,000*	*50,000*	*4,000*	*50,000*	*50,000*	*6,000*	*50,000*	*50,000*	*NE*	*NE*	*NE*	*NE*	*NE*	*50,000*	*20,000*	*NE*	*NE*
Upper Concentration Limits																		
	UCL	*70,000*	*100,000*	*100,000*	*100,000*	*100,000*	*60,000*	*100,000*	*100,000*	*NE*	*NE*	*NE*	*NE*	*NE*	*100,000*	*100,000*	*NE*	*NE*

Notes:
-- is data not available.
ND is not detected.
NE is not established.
MTBE is methyl tert-butyl ether.
Results and MCP Method I Standards are reported in micrograms per liter (µg/L).
Only VOC compounds detected above laboratory detection limits are included in this table.

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TABLE 4

SUMMARY OF GROUNDWATER QUALITY DATA - RCRA 8 Metals

Former Sunoco Station
990 Washington Street
Stoughton, Massachusetts

Well Casing Elev.	Sample Date	Depth to Water (feet)	Ground Water Elevation (feet)	Arsenic (µg/L)	Barium (µg/L)	Cadmium (µg/L)	Chromium (µg/L)	Lead (µg/L)	Mercury (µg/L)	Selenium (µg/L)	Silver (µg/L)
MW-1	8/24/2004	8.78	91.56	<0.01	0.090	<0.005	<0.005	<0.005	<0.0002	<0.01	<0.005
100.34											
GW-1/3											
MW-2	8/24/2004	8.78	91.55	<0.01	0.053	<0.005	<0.005	<0.005	<0.0002	<0.01	<0.005
100.33											
GW-1/3											
MW-3	8/24/2004	8.25	91.39	<0.01	0.114	<0.005	<0.005	<0.005	<0.0002	<0.01	<0.005
99.64	3/18/2005	6.11	93.53	--	--	--	--	<0.005	--	--	--
GW-1/2/3											
MW-4	8/24/2004	8.21	92.12	0.013	0.051	<0.005	<0.005	<0.005	<0.0002	<0.01	<0.005
98.72											
GW-1/2/3											
MW-5	8/24/2004	7.08	93.25	0.015	0.062	<0.005	<0.005	<0.005	<0.0002	<0.01	<0.005
97.43											
GW-1/3											
	Method 1 Standards		*GW-2*	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*	*NE*
			GW-3	*400*	*30,000*	*10*	*2,000*	*30*	*1*	*80*	*80*
	Upper Concentrtion Limits		*UCLs*	*4,000*	*100,000*	*100*	*20,000*	*300*	*20*	*800*	*400*

Notes:

Method I Standards are reported in micrograms per liter (µg/L).
ND is not detected.
-- is no sample collected
NE is no standard established
<2.0 is less than the laboratory detection limit of 2.0 ug/L.
Concentrations exceeding the applicable Method 1 Risk Characterization standards are in **bold**

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TABLE 5

SUMMARY OF GROUNDWATER QUALITY DATA - MNA

Former Sunoco Station
990 Washington Street
Stoughton, Massachusetts

Well	Sample Date	Depth to Water (Feet)	Dissolved Oxygen (mg/L)	Temperature (°C)	pH	ORP (mV)	Conductivity (µS)
MW-1	11/03/04	8.78	1.11	NR	7.6	13	630
	03/18/05	6.53	5.75	5.7	7.0	98	810
MW-2	11/03/04	8.33	1.34	NR	10.4	52	440
	03/18/05	6.15	8.27	6.3	6.9	31	750
MW-3	11/03/04	8.10	1.88	NR	10.2	64	580
	03/18/05	6.11	3.65	6.8	6.6	32	700
MW-4	11/03/04	8.05	0.68	NR	11.0	-9	800
	03/18/05	5.99	7.54	5.5	7.1	11	1,070
MW-5	11/03/04	6.66	0.65	NR	7.7	-4	490
	03/18/05	--	--	--	--	--	--

NR- Not Recorded due to inoperable instrument.
-- Means not sampled
ORP is oxidation reduction potential
mV is millivolts
µS is microsiemens
°C is degrees celsius
mg/l is milligrams per liter
MNA is monitored Natural Attenuation

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TABLE 6

SUMMARY OF GROUNDWATER ANALYTICAL - RESIDENTIAL WELL SAMPLING

In the Vicinity of the Former Sunoco Station
990 Washington Street
Stoughton, Massachusetts

Address	Sample Date	Sample Location	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	1,1-Dichloro-ethane (µg/L)	1,1,1-Tri chloroethane (µg/L)	Methylene chloride (µg/L)	Chloroform (µg/L)	Chloro-methane (µg/L)	DIPE (µg/L)	EDB (µg/L)	TAME (µg/L)	ETBE (µg/L)	TBA (µg/L)
17 Crescent Ave	10/13/2004	Irrigation Well	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	1.0	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
		Duplicate	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	1.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
		Trip Blank	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
30 Crescent Ave	11/3/2004	Irrigation Well	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
		Duplicate	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
		Trip Blank	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
42 Crescent Ave	11/3/2004	Irrigation Well	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
		Duplicate	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
		Trip Blank	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
980 Washington Street	11/24/2004	Irrigation Well	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
		Duplicate	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
		Trip Blank	<0.1	<0.1	<0.1	<0.2	<0.1	<0.1	<0.1	<0.5	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Massachusetts Drinking Water																	
Standards or Guidelines		*GW-1*	*5*	*1,000*	*700*	*10,000*	*70*	*70*	*200*	*5*	*5*	*1,000*	*NE*	*0.02*	*NE*	*NE*	*NE*

Notes:

Method I Standards are reported in micrograms per liter (µg/L).
MTBE is methyl tert-butyl ether.
DIPE is diisopropyl ether
EDB is ethylene dibromide
TAME is tert amyl methyl ether
ETBE is ethyle tert butyl ether
TBA is tert butyl alcohol

Concentrations exceeding the applicable Method 1 Risk Characterization standards are in **bold**
<2.0 is less than the laboratory detection limit of 2.0 ug/L.

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Table 7
SUMMARY OF SOIL QUALITY DATA
UST Excavation Area
Former Sunoco Station
990 Washington Street
Stoughton, Massachusetts

Date	February 24, 2005											MADEP Concentration in Natural Soil	Method 1 Standards	
Sample ID	EW-2	FW-4	MW-1	MW-4	SW-1	SW-4	NW-1	NW-3	NORTH TANK BOTTOM	MID TANK BOTTOM	SOUTH TANK BOTTOM			
Sample Depth (feet)	8'	10'	4'	8'	8'	12'	6'	8'	12'	12'	12'		S-1/GW-2	S-1/GW-3
Headspace (ppmv)	0.0	13.8	36.1	0.0	5.4	0.0	0.0	2.1	0.0	0.0	0.0	N/A	NA	NA
MA-VPH (mg/Kg)														
C5-C8 Aliphatics	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	--	100	100
C9-C12 Aliphatics	<3.0	<3.0	3.5	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	--	1,000	1,000
C9-C10 Aromatics	<3.0	8.7	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	--	100	100
Benzene	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	--	40	40
Toluene	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	--	500	500
Ethylbenzene	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	--	500	500
Xylenes (m,p,o)	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	--	500	500
MTBE	<0.3	<0.3	1.8	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	--	100	100
Naphthalene	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	0.5	100	100
MA-EPH (mg/Kg)														
C9-C18 Aliphatics	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	--	1,000	1,000
C19-C36 Aliphatics	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	23	<10.0	<10.0	<10.0	<10.0	--	2,500	2,500
C11-C22 Aromatics	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	<10.0	--	800	800
Acenaphthene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	1,000	1,000
Acenaphthylene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	100	100
Anthracene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.0	1,000	1,000
Benzo (a) anthracene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	2.0	0.7	0.7
Benzo (a) pyrene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	2.0	0.7	0.7
Benzo (b) fluoranthene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	2.0	0.7	0.7
Benzo (g,h,i) perylene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.0	1,000	1,000
Benzo (k) fluoranthene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.0	7	7
Chrysene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	2.0	7	7
Dibenzo (a,h) anthracene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	0.7	0.7
Fluoranthene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	4.0	1,000	1,000
Fluorene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.0	1,000	1,000
Indeno (1,2,3-cd) pyrene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.0	0.7	0.7
2-Methylnaphthalene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	500	500
Naphthalene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	100	100
Phenanthrene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	3.0	1,000	100
Pyrene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	4.0	700	700
QA/QC Surrogate Recovery	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**			

Notes:
VPH is volatile petroleum hydrocarbons.
EPH is extractable petroleum hydrocarbons.
VPH, EPH results and MCP standards reported in milligrams per kilogram (mg/Kg).
MTBE is methyl tert-butyl ether.
Concentrations in **bold** were detected above Method 1 S-1/GW-3 standards.

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Environmental Services

TABLE 8

SUMMARY OF SOIL QUALITY DATA
Dispenser Excavation Area
Former Sunoco Station
990 Washington Street
Stoughton, Massachusetts

Date	February 24, 2005						MADEP Concentration in Natural Soil	Method 1 Standards	
Sample ID / Sample Depth (feet)	Disp #1 4'	Disp #2 4'	Disp #3 4'	Disp #4 3'	Trench 1-4 5'	Trench 2-3 4'		S-1/GW-2	S-1/GW-3
Headspace (ppmv)	0.0	0.0	0.0	0.0	0.0	0.0	N/A	NA	NA
MA-VPH (mg/Kg)									
C5-C8 Aliphatics	<3.0	6.5	3.6	<3.0	<3.0	<3.0	--	100	100
C9-C12 Aliphatics	<3.0	9.1	7.0	<3.0	<3.0	5.6	--	1,000	1,000
C9-C10 Aromatics	<3.0	<3.0	5.4	<3.0	<3.0	<3.0	--	100	100
Benzene	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	--	40	40
Toluene	<0.3	0.7	<0.3	<0.3	<0.3	<0.3	--	500	500
Ethylbenzene	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	--	500	500
Xylenes (m,p,o)	<1.2	1.4	<1.2	<1.2	<1.2	<1.2	--	500	500
MTBE	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	--	100	100
Naphthalene	<1	<1	<1	<1	<1	<1	0.5	100	100
MA-EPH (mg/Kg)									
C9-C18 Aliphatics	<10.0	10	60	<10.0	<10.0	<10.0	--	1,000	1,000
C19-C36 Aliphatics	305	76	69	46	<10.0	29	--	2,500	2,500
C11-C22 Aromatics	258	149	42	16	<10.0	12	--	800	800
Acenaphthene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	1,000	1,000
Acenaphthylene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	100	100
Anthracene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.0	1,000	1,000
Benzo (a) anthracene	<0.5	**3.2**	<0.5	<0.5	<0.5	<0.5	2.0	0.7	0.7
Benzo (a) pyrene	<0.5	**3.2**	<0.5	<0.5	<0.5	<0.5	2.0	0.7	0.7
Benzo (b) fluoranthene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	2.0	0.7	0.7
Benzo (g,h,i) perylene	<0.5	2.1	<0.5	<0.5	<0.5	<0.5	1.0	1,000	1,000
Benzo (k) fluoranthene	<0.5	6.3	<0.5	<0.5	<0.5	<0.5	1.0	7	7
Chrysene	<0.5	3.2	<0.5	<0.5	<0.5	<0.5	2.0	7	7
Dibenzo (a,h) anthracene	<0.5	**3.8**	<0.5	<0.5	<0.5	<0.5	0.5	0.7	0.7
Fluoranthene	<0.5	5.1	<0.5	<0.5	<0.5	<0.5	4.0	1,000	1,000
Fluorene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.0	1,000	1,000
Indeno (1,2,3-cd) pyrene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.0	0.7	0.7
2-Methylnaphthalene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	500	500
Naphthalene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	100	100
Phenanthrene	<0.5	1.6	<0.5	<0.5	<0.5	<0.5	3.0	1,000	100
Pyrene	<0.5	6.0	<0.5	<0.5	<0.5	<0.5	4.0	700	700
QA/QC Surrogate Recovery	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**			

Notes:
VPH is volatile petroleum hydrocarbons.
EPH is extractable petroleum hydrocarbons.
VPH, EPH results and MCP standards reported in milligrams per kilogram (mg/Kg).
MTBE is methyl tert-butyl ether.
Concentrations in **bold** were detected above Method 1 S-1/GW-3 standards.

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TABLE 9

SUMMARY OF SOIL QUALITY DATA
Exposure Point Concentration
Former Sunoco Station
990 Washington Street
Stoughton, Massachusetts

Date	February 24, 2005								Exposure Point Concentration	Method 1 Standards	
Sample ID Sample Depth (feet)	Disp #1 4'	Disp #2 4'	Disp #3 4'	Disp #4 3'	Trench 1-4 5'	Trench 2-3 4'	WW-1 4'	NW-1 5'		S-1/GW-2	S-1/GW-3
Headspace (ppmv)	0.0	0.0	0.0	0.0	0.0	0.0	36.1	0.0	4.5	NA	NA
MA-VPH (mg/Kg)											
C5-C8 Aliphatics	<3.0	6.5	3.6	<3.0	<3.0	<3.0	<3.0	<3.0	2.4	100	100
C9-C12 Aliphatics	<3.0	9.1	7.0	<3.0	<3.0	5.8	3.5	<3.0	3.9	1,000	1,000
C9-C10 Aromatics	<3.0	<3.0	5.4	<3.0	<3.0	<3.0	<3.0	<3.0	2.0	100	100
Benzene	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.15	40	40
Toluene	<0.3	0.7	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	0.4	500	500
Ethylbenzene	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	<0.15	500	500
Xylenes (m,p,o)	<1.2	1.4	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	0.70	500	500
MTBE	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3	1.8	<0.3	0.35	100	100
Naphthalene	<1	<1	<1	<1	<1	<1	<1	<1	<0.5	100	100
MA-EPH (mg/Kg)											
C9-C18 Aliphatics	<10.0	10	60	<10.0	<10.0	<10.0	<10.0	<10.0	12.5	1,000	1,000
C19-C36 Aliphatics	305	76	69	46	<10.0	29	<10.0	23	69.8	2,500	2,500
C11-C22 Aromatics	258	149	42	16	<10.0	12	<10.0	<10.0	61.5	800	800
Acenaphthene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.25	1,000	1,000
Acenaphthylene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.25	100	100
Anthracene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.25	1,000	1,000
Benzo (a) anthracene	<0.5	**3.2**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.62	0.7	0.7
Benzo (a) pyrene	<0.5	**3.2**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.62	0.7	0.7
Benzo (b) fluoranthene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.25	0.7	0.7
Benzo (g,h,i) perylene	<0.5	2.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.48	1,000	1,000
Benzo (k) fluoranthene	<0.5	6.3	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1	7	7
Chrysene	<0.5	3.2	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.62	7	7
Dibenzo (a,h) anthracene	<0.5	**3.8**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.69	0.7	0.7
Fluoranthene	<0.5	5.1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.86	1,000	1,000
Fluorene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.25	1,000	1,000
Indeno (1,2,3-cd) pyrene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.25	0.7	0.7
2-Methylnaphthalene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.25	500	500
Naphthalene	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.25	100	100
Phenanthrene	<0.5	1.6	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.42	1,000	100
Pyrene	<0.5	6.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.97	700	700
QA/QC Surrogate Recovery	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**	**Acceptable**			

Notes:
VPH is volatile petroleum hydrocarbons.
EPH is extractable petroleum hydrocarbons.
VPH, EPH results and MCP standards reported in milligrams per kilogram (mg/Kg).
MTBE is methyl tert-butyl ether.
Concentrations in **bold** were detected above Method 1 S-1/GW-3 standards.
EPC - Exposure Point Concentration for is the arithmetic average of samples from 3' to 6' bgs on 2/24/05

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TABLE 10
SUMMARY OF SOIL QUALITY DATA - PRE DISPOSAL SOIL BORINGS
Sunoco Stoughton 990
990 Washington Street
Stoughton, Massachusetts

Date Sample Depth	11/15/2004 B-1 9-11'	11/15/2004 B-2 8-11'	11/15/2004 B-3 6-8'	11/15/2004 B-4 6-8'	11/15/2004 B-5 8-10'	MADEP Concentration in Natural Soil	Reportable Concentration RCS-1	Method 1 Standard S-1/GW-3
PID (ppm)	22.0	67.0	<0.5	<0.5	86.0	N/A	NE	NE
TPH (mg/kg)								
TPH/GRO	<6.6	<7.0	<7.1	<6.5	13.0	NE	100	100
TPH/DRO	26.8	39.3	181	18.0	118	NE	1,000	1,000
RCRA 5 Metals (mg/kg)								
Arsenic	0.97	--	--	--	--	20	30	30
Cadmium	<0.32	--	--	--	--	2	30	30
Chromium	8.06	--	--	--	--	30	1,000	1,000
Lead	10	--	--	--	--	100	300	300
Mercury	<0.32	--	--	--	--	0.3	20	20
Polychlorinated Biphenyls (mg/kg)								
Aroclor 1016	<0.100	--	--	--	--	NE	2	2
Aroclor 1221	<0.200	--	--	--	--	NE	2	2
Aroclor 1232	<0.100	--	--	--	--	NE	2	2
Aroclor 1242	<0.100	--	--	--	--	NE	2	2
Aroclor 1248	<0.100	--	--	--	--	NE	2	2
Aroclor 1254	<0.100	--	--	--	--	NE	2	2
Aroclor 1260	<0.100	--	--	--	--	NE	2	2
Volatile Organic Compounds (mg/kg)								
Toluene	<0.052	<0.056	<0.056	<0.052	0.120	NE	NE	NE
QA/QC Surrogate Recovery	Acceptable	Acceptable	Acceptable	Acceptable	Acceptable			

Notes:
All results and MCP standards reported in milligrams per kilogram (mg/Kg).
NE is not established.
Only VOC's detected above laboratory limits are listed
PID is photoionization detector.
ppm is parts per million.
Analytes detected above RCS-1 concentrations are in bold.
<0.30 = indicates below laboratory detection limit of 0.30mg/kg

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Environmental Services

RESPONSE ACTION OUTCOME STATEMENT

CLASS A-1

RTN# 4-22289

GLOBAL FUEL RELEASE
IMMEDIATE RESPONSE ACTION
STOUGHTON, MASSACHUSETTS

Prepared for:

Tim Burbank
Global Remediation Services
700 Richmond Street
East Taunton, Massachusetts 02718

Prepared by:

TETRA TECH EC, INC.

Tetra Tech, EC Inc.
133 Federal Street, 6th Floor
Boston, MA 02110

January 7, 2010

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LIST OF FIGURES

APPENDICES

1.0 INTRODUCTION

This Response Action Outcome (RAO) Statement has been prepared by Tetra Tech EC, Inc. (TtEC) for Global Remediation Services, Inc (Global) in response to the Notice of Responsibility (NOR), dated December 2, 2009, issued by the Massachusetts Department of Environmental Protection (MADEP) for the release occurring along approximately a one mile portion of Canton Street in Stoughton, Massachusetts (hereinafter referred to as "the Site" Figure 1). On November 13, 2009, at 3:24 PM, Global notified the MADEP of a release to the environment at this site involving diesel fuel. An unknown quantity of diesel fuel was release to a paved surface due to a mechanical failure within the engine compartment of a Global vehicle. The volume of the release was likely greater than 10 gallons and therefore met the 2-hour notification requirements. A copy of the NOR has been included with this document in Appendix A.

1.1 Responsible Party

The responsible party for this release is:

Global Remediation Services, Inc
700 Richmond St
E. Taunton, MA 02718
Attn: Tim Burbank

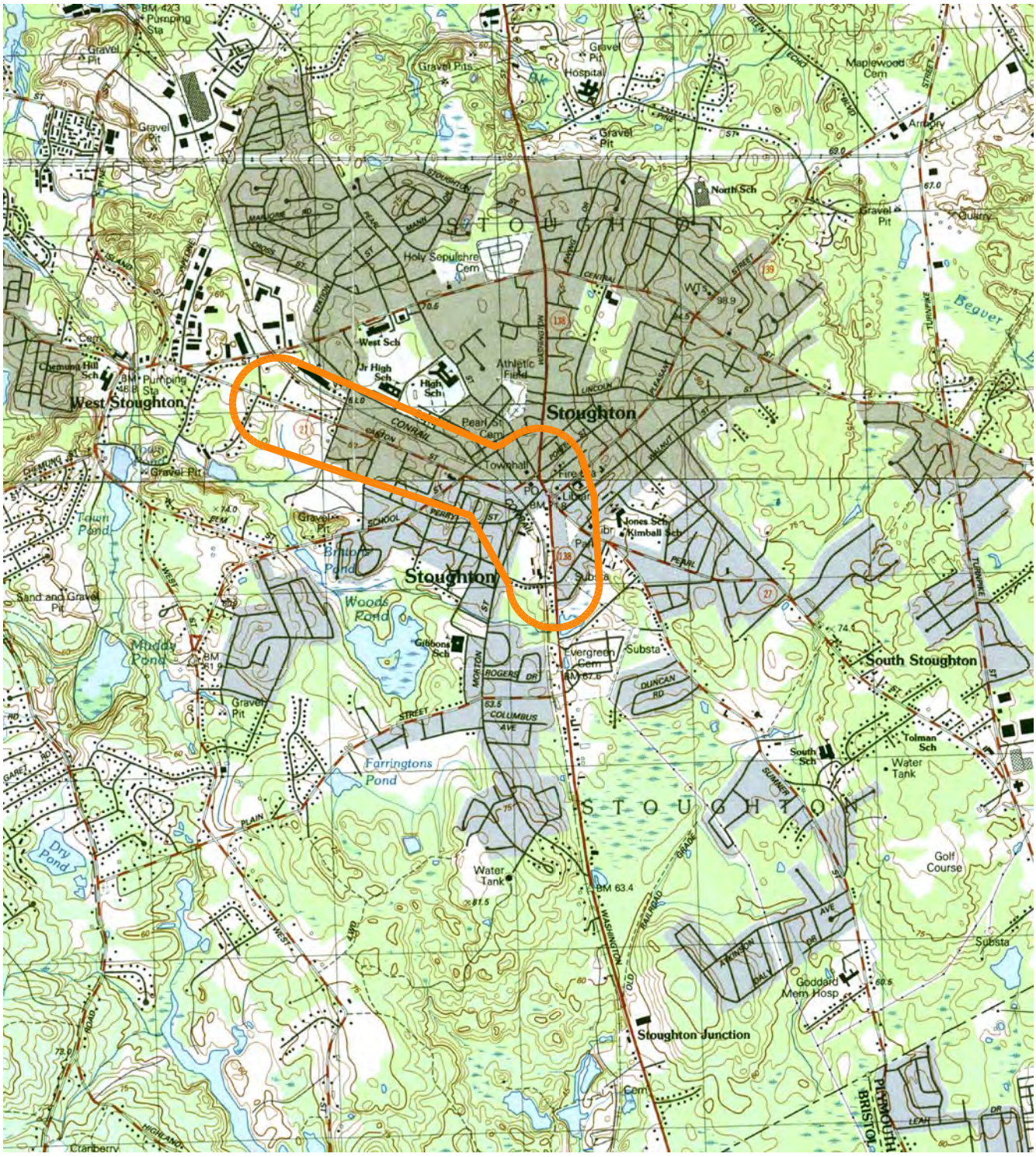
The Licensed Site Professional (LSP) of record is:

Lawrence E. Kahrs, LSP #2890
Tetra Tech EC, Inc
133 Federal Street, 6th Floor
Boston, MA 02110

1.2 Description of the Release

The notification and NOR involved release of diesel fuel from a mechanical failure within the engine compartment of a Global vehicle at approximately 3:00 PM on November 13, 2009. The Global vehicle was transporting non-hazardous water to the United Industrial Services facility located at 441 R Canton Street in Stoughton, Massachusetts. Upon entering the access road to the facility, the driver of the vehicle noticed diesel fuel leaking from the engine compartment. The driver immediately turned off the vehicle and used the on-board spill kit on truck to respond to the release. A five-gallon plastic bucket was used to capture any fuel dripping from the engine compartment and absorbent pads were used to absorb fuel on the roadway. It was also at this time the driver noticed fuel stain on the road surface leading from Canton Street into the United Industrial Services facility. The Stoughton Police Department also responded at this time.

The MADEP was verbally notified at 3:24 PM and response activities were initially conducted by the Stoughton Department of Public Works. The Stoughton DPW applied adsorbent material (sand) to the roadway to mitigate the release. Estimated volume of diesel fuel released is approximately 10 to 25 gallons based on interviews with Global staff and observations of the stained area on the pavement. Global personnel also reviewed the truck's route and determined that evidence of the release had originated near the intersection of Washington Street and Porter Street and extended along Canton Street and into the entrance to the United Industrial Services facility.



TETRA TECH ECI

FIGURE - 1
GLOBAL FUEL RELEASE - STOUGHTON, MA
IMMEDIATE RESPONSE ACTION
VICINITY MAP

FIGURE 1

Source: GOOGLE EARTH

Colantuoni Brothers assisted Global and continued response activities by using a street sweeper to recover the fuel contaminated sand. Two 55 gallon drums of fuel contaminated soil were recovered and later sent to General Chemical Corporation for disposal on December 11, 2009.

Mr. Lawrence E. Kahrs, LSP-of-Record visited the Site at approximately 12:00 PM on November 19, 2009. Mr. Kahrs met with Tim Burbank of Global to review the circumstances of the release and drive the portions of Washington and Canton Streets that were impacted. Mr. Kahrs did not observe any visual evidence of staining on the roadway or impact to the environment at this time.

1.3 Description of Surrounding Area

The area of the release is on the northbound side of RT 27 to the southbound side of Porter Street and continues on the westbound side of Canton Street ending at Mea Terrace (441 R Canton Street, at the United Industrial Services facility). Figure 2 shows the location of the Site and surrounding area. The size of the affected area was estimated to be 0.91miles in length by 6 inches wide. The release was limited to only the traveled way of the Global vehicle and no migration of fuel to the storm sewer system or other utilities was observed.

1.4 Potential Receptors

The Site is a paved surface used exclusively for vehicular traffic. As described above no migration from the roadway to groundwater, storm water or soil occurred during the release or response effort. Stormwater catch basins along the impacted roadway were visually inspected and no migration into these structures was observed. Figure 3 shows the MADEP Priority Resources in the vicinity.

The Site is not located within an existing or potential drinking water source area. The area around the site is serviced by a public water supply and therefore it is assumed that there are no private wells located with in the area of release. For these reasons, category GW-1 does not apply.

There are buildings present within 30 feet of the Site. Therefore, category GW-2 does apply per 310 CMR 40.0932(6) if the ground water depth is 15 ft or less from the spill. The Site is classified as GW-3 due to the potential discharge to surface water.

Receptor Characteristics for the site indicate that the soil is considered potentially accessible due to the paved surface. For this reason and due to the absence of children at the site, category S-1 does not apply. Additionally the only potential human exposure would be to construction workers yielding a low frequency/low intensity adult presence on the site. Therefore soil category S-2 does not apply but category S-3 would be applicable to this release.

An Imminent Hazard evaluation was conducted in accordance with 310 CMR 40.0426 and 40.0950. This evaluation consisted of an assessment of the Site's potential to pose a threat to human health, the environment, safety and public welfare. Based on the quantity of fuel released to the environment, limits of the impacted roadway and the lack of migration observed due to the spill, at no time did this Site present an Imminent Hazard.

Conditions that met the definition of a Substantial Release Migration (SRM) were also assessed, as defined under 310 CMR 40.0413. Based upon the observations summarized above, SRM did not occur at this Site.

Critical Exposure Pathways (CEPs) were also evaluated, as defined under 310 CMR 40.0006. No buildings are present at the site that would allow the migration of vapor-phase emissions or the ingestion, dermal absorption or inhalation of contaminants by human receptors.

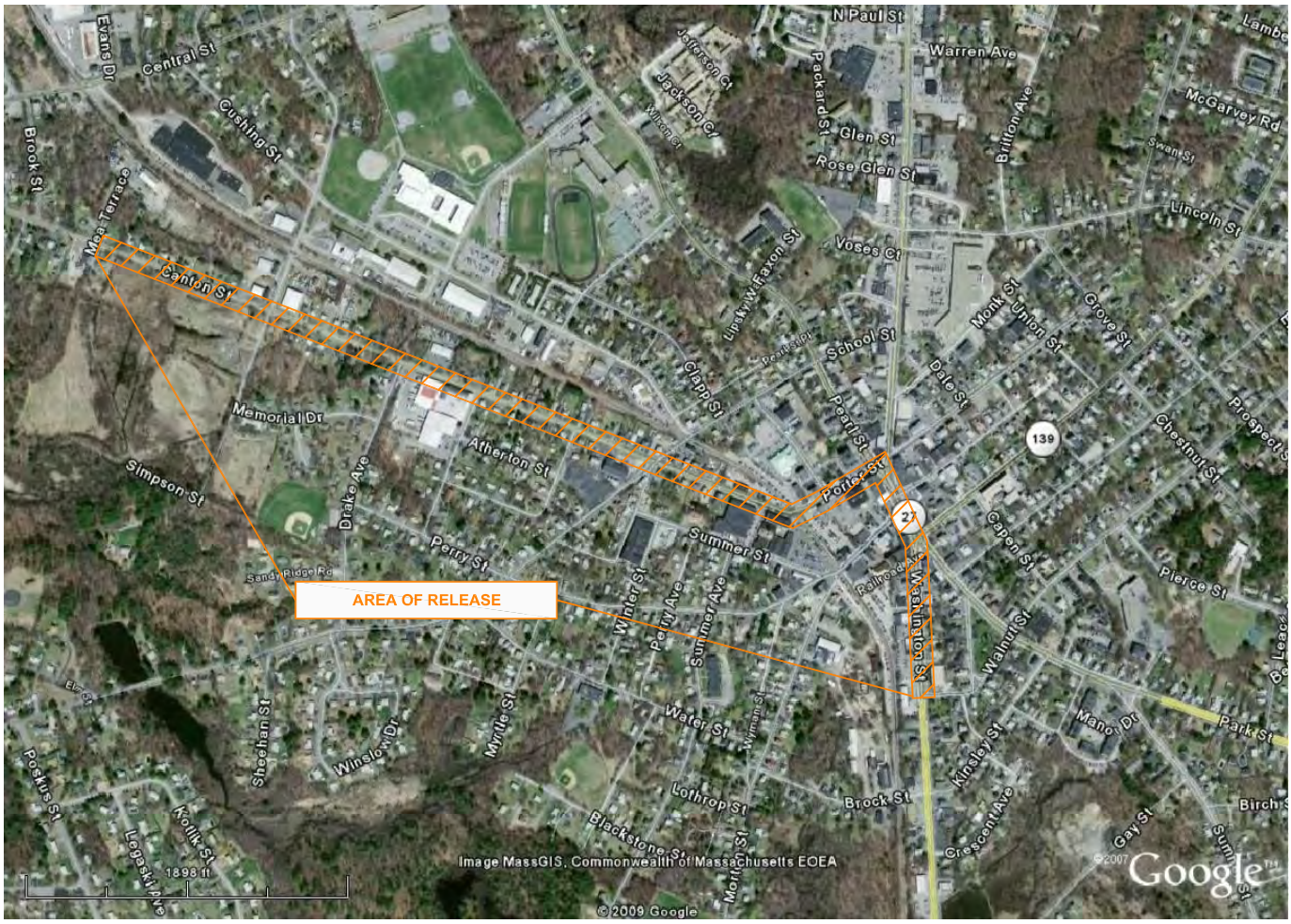
1.5 Applicable Cleanup Criteria

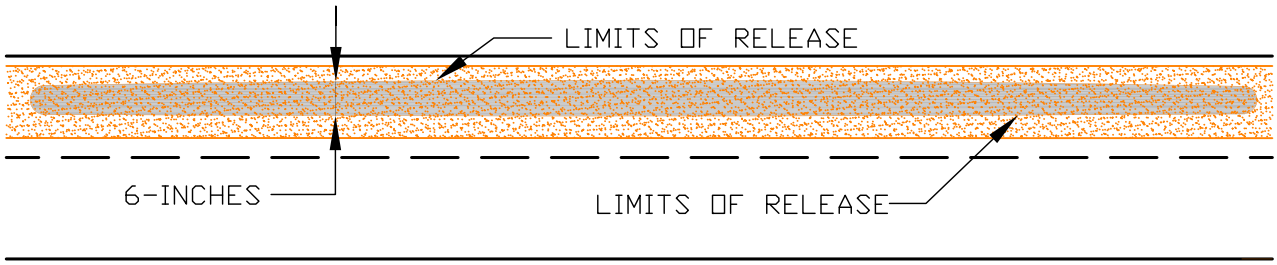
Based upon the information presented above, the applicable cleanup criteria for the Site with S-2/ GW-2&3 has been demonstrated in accordance to regulations imposed by 310 CMR 40.0901(3). Clean up to background levels for the release of a sudden spill confined to the pavement in which the release did not reach soil, groundwater or surface water has been attained with out laboratory data. Demonstration of this has been conducted by means of visual observations, knowledge of the release and a clean up in which the Site has achieved levels of background.

1.6 Class of Response Action Outcome

This RAO Statement presents the data and documentation required to support a Class A-1 RAO for the Site, pursuant to 310 CMR 40.0901(3). A Permanent Solution has been achieved for the Site and no Activity and Use Limitations or on-going remedial operations are necessary. Visual observations, the extents of the release and the cleanup of OHM from pavement have resulted in an achievement of background levels. A description of the response actions conducted at Site can be found in the following sections of this RAO Statement.

This RAO Statement was submitted within 120 days of the date of release and based upon the information presented above, the submission of the RAO fee is waived, per the NOR.





NOTES:

The affected area was estimated to be 0.91miles in length by 6 inches wide. The release was limited to only the traveled way of the Global vehicle and no migration of fuel to thestorm sewer system or other utilities was observed.

SPILL AREA DETAIL

NTS

LEGEND

SPILL AREA

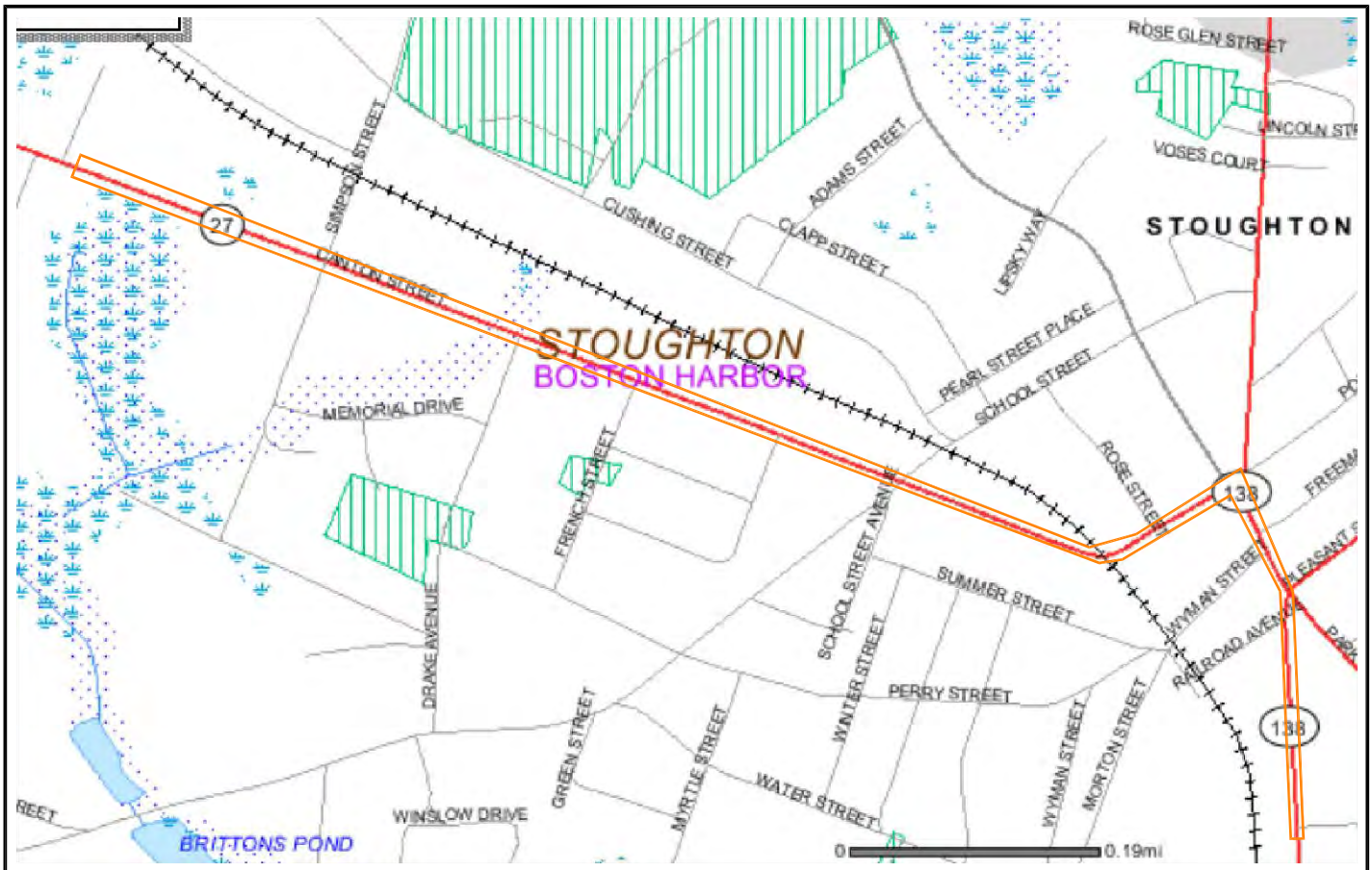
SAND AREA

TETRA TECH ECI

FIGURE - 2
GLOBAL FUEL RELEASE - STOUGHTON, MA
IMMEDIATE RESPONSE ACTION
SITE LOCATION MAP

FIGURE 2

Source: GOOGLE EARTH



DEP MCP 21e Map Legend

- Zone IIs
- IWPAs
- Zone A
- Sole Source Aquifers
- Solid Waste Landfill
- Protected Openspace
- ACECs
- NHESP Estimated Habitat of Rare Wildlife in Wetland Areas
- Certified Vernal Pools 2003 NHESP
- Subbasins
- Mass Major Basins
- DEP Region
- Town Arcs
- County Boundaries

Aquifers, By Yield
- HIGH YIELD
- MEDIUM YIELD

Non Potential Drinking Water Source Area
- HIGH YIELD
- MEDIUM YIELD

FEMA Floodplains
- 100 YEAR FLOODPLAIN

Hydrography
- WATER
- RESERVOIR
- WETLANDS
- SALT WATER WETLANDS
- FLATS,SHOALS

Rivers and Streams
- PERENNIAL
- INTERMITTENT
- SHORELINE
- MAN MADE SHORE
- DAM
- AQUEDUCT

EOT-OTP Roads
- LIMITED ACCESS HIGHWAY
- MULTI LANE HWY, NOT LIMITED ACCESS
- OTHER NUMBERED HWY
- MAJOR ROAD - COLLECTOR
- MINOR STREET OR ROAD, RAMP

Tracks and Trails MHD
- TRACK
- TRAIL

Transmission Lines
- PIPELINE
- POWERLINE
- TRAIN

MASS GIS

TETRA TECH ECI	**FIGURE - 3** **GLOBAL FUEL RELEASE - STOUGHTON, MA** **IMMEDIATE RESPONSE ACTION** **MADEP PRIORTIY RESOURCE MAP**	**FIGURE 3**

Source: MASDEP.GOV

2.0 WORK PERFORMED AND FINDINGS

This portion of the RAO Statement provides the work performed since the original release on November 24, 2009, the findings and a schedule for any remaining tasks.

2.1 Status of Response Actions

Response actions consisting of containment of the leaking engine component and recovery of free product were conducted immediately following the release. This section of the report describes additional response actions conducted at the site. A detailed description of the actions performed to date is as follows:

Initial Response – Immediately after the release occurred, Global initiated response actions using the on-board spill kit on the leaking vehicle. Within two hours of the original release, the Town of Stoughton DPW mobilized and applied a layer of sand to the pavement to mitigate the impact of the spill. Photographic documentation of the response actions conducted at the site has been included in Appendix B.

Site Restoration – Following the mitigation of the release with sand to adsorb the fuel, Colantuoni Brothers used a street sweeper to collect the product from the asphalt roadway. The diesel fuel contaminated sand was placed into two 55 gallon barrels and taken off site prior to disposal.

Disposal of Remediation Waste – Tetra Tech EC arranged disposal of the diesel fuel contaminated soil at General Chemical Corporation of Framingham MA for recycling on December 11, 2009. Absorbent pads used during the initial response activities by Global were bulked with other oily waste for disposal.

Sampling – The observed spill was confined to a paved surface and did not reach soil, surface water or groundwater. After visual observations of the site during remedial efforts and upon completion Global attained applicable cleanup levels without the need of laboratory data. Photographic data of the spill clean up can be found in Appendix B.

2.2 Details of and/or Plan for management of Remediation Waste, Remediation Water and/or Remediation Monitoring

As described above, all remaining remediation waste was removed from the site between November 13 and December 11, 2009. Copies of the disposal documentation and Bill of Ladings for the contaminated soil have been included in Appendix C. No remediation monitoring is proposed for the Site. A summary of the waste removal is tabulated below. Final disposal documentation from General Chemical Corporation is included in Appendix D.

Remediation Waste Summary

Remediation Waste Stream	Date of Removal	Quantity	Units	Disposal Facility
Fuel-soaked Sand	12/11/2009	2	55-Gallon Drums	General Chemical Corp. 138 Leland Street Framingham, MA

3.0 FINDINGS AND CONCLUSIONS

3.1 Risk Characterization

Non applicable under 310 CMR 40.0901(3).

3.2 Presumptive Certainty

All activities were conducted in accordance with industry standards and generally accepted principles, as they apply to environmental assessment and remediation. Diesel fuel was removed from the ground surface using absorbent sand. No further evidence of free product was observed at the Site after this was accomplished. No groundwater, soil or surface water was impacted at any time during the response activities.

3.3 Need for Activity and Use Limitation

The Site meets the requirements for a Class A-1 RAO in which OHM was released onto a paved surface and has been cleaned to background levels under 310 CMR 40.0901(3) and no need for further activity is necessary.

3.4 Feasibility of Reducing Contaminant Levels to Background

This evaluation concluded that the Disposal Site has achieved background levels in the pavement in which the spill occurred.

3.5 LSP Opinion

This RAO has been prepared in accordance with 310 CMR 40.0973(7) and the LSP of Record has determined that a condition of No Significant Risk exists at this site. This determination is based upon the elimination of the source, photographic documentation and a visual observation of the site following the response.

The seal and signature of Larry Kahrs, LSP-of-Record, can be found on the BWSC-104 Form that accompanies this RAO statement.

3.6 Public Notification Activities

Notification letters were provided to the Town of Stoughton Selectmen’s Office in accordance with 310 CMR 40.1403(3)(f). Copies of these notification letters have been included in Appendix D.

APPENDIX A

NOTICE OF RESPONSIBILITY

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOUTHEAST REGIONAL OFFICE
20 RIVERSIDE DRIVE, LAKEVILLE, MA 02347 508-946-2700

DEVAL L. PATRICK
Governor

TIMOTHY P. MURRAY
Lieutenant Governor

IAN A. BOWLES
Secretary

LAURIE BURT
Commissioner

December 2, 2009

Global Remediation Services, Inc.
Mr. Tim Burbank
1 Westinghouse Plaza
Suite 4001
Hyde Park, Massachusetts 02137

RE:STOUGHTON - BWSC
Release Tracking Number: **4-22289**
Canton Street - Stoughton Center
NOTICE OF RESPONSIBILITY

URGENT LEGAL MATTER: PROMPT ACTION NECESSARY

Dear Mr. Tim Burbank:

On November 13, 2009 at 3:24 pm the Department of Environmental Protection ("MassDEP") received oral notification of a release and/or threat of release of oil and/or hazardous material at the above referenced property which requires one or more response actions. An unknown quantity of diesel fuel likely greater than 10 gallons was released along approximately a one mile stretch of Canton Street due to a mechanical failure within the engine compartment of a Global Remediation Services, Inc. vehicle. Stoughton Department of Public Works responded to the release and applied sand to the roadway mitigate the release.

The Massachusetts Oil and Hazardous Material Release Prevention and Response Act, M.G.L. c.21E, and the Massachusetts Contingency Plan (the "MCP"), 310 CMR 40.0000, require the performance of response actions to prevent harm to health, safety, public welfare and the environment which may result from this release and/or threat of release and govern the conduct of such actions. The purpose of this notice is to inform you of your legal responsibilities under State law for assessing and/or remediating the release at this property. For purposes of this Notice of Responsibility, the terms and phrases used herein shall have the meaning ascribed to such terms and phrases by the MCP unless the context clearly indicates otherwise.

MassDEP has reason to believe that the release and/or threat of release which has been reported is or may be a disposal site as defined by the M.C.P. MassDEP also has reason to believe that you (as used in this letter, "you" refers to Global Remediation Services, Inc.) are a Potentially Responsible Party (a "PRP") with liability under M.G.L. c.21E §5, for response action costs. This liability is "strict", meaning that it is not based on fault, but solely on your status as owner, operator, generator, transporter, disposer or other person specified in M.G.L. c.21E §5. This liability is also "joint and several", meaning that you may be liable for all response action costs incurred at a disposal site regardless of the existence of any other liable parties.

MassDEP encourages parties with liabilities under M.G.L. c.21E to take prompt and appropriate actions in response to releases and threats of release of oil and/or hazardous materials. By taking prompt action, you may significantly lower your assessment and cleanup costs and/or avoid liability for costs incurred by MassDEP in taking such actions. You may also avoid the imposition of, the amount of or reduce certain permit and/or annual compliance assurance fees payable under 310 CMR 4.00. Please refer to M.G.L. c.21E for a complete description of potential liability. For your convenience, a summary of liability under M.G.L. c.21E is attached to this notice.

You should be aware that you may have claims against third parties for damages, including claims for contribution or reimbursement for the costs of cleanup. Such claims do not exist indefinitely but are governed by laws which establish the time allowed for bringing litigation. MassDEP encourages you to take any action necessary to protect any such claims you may have against third parties.

At the time of oral notification to MassDEP, the following response actions were approved as an Immediate Response Action (IRA):

- Continued assessment.
- Deployment of absorbent/containment materials.
- All Remediation Waste must be properly stored/handled and disposed of within 120 days from the date of generation per 310 CMR 40.0030.

ACTIONS REQUIRED

Additional submittals are necessary with regard to this notification including, but not limited to, the filing of a written IRA Plan, IRA Completion Statement and/or a Response Action Outcome (RAO) statement. **The MCP requires that a fee of $1,200 be submitted to MassDEP when an RAO statement is filed greater than 120 days from the date of initial notification.** Specific approval is required from MassDEP for the implementation of all Immediate Response Actions (IRAs) pursuant to 310 CMR 40.0420. Release Abatement Measures may not be conducted until a RAM Plan is submitted pursuant to 310 CMR 40.0443. Assessment activities, the construction of a fence and/or the posting of signs are actions that are exempt from this approval requirement.

In addition to oral notification, 310 CMR 40.0333 requires that a completed Release Notification Form (BWSC-103, attached) be submitted to MassDEP within sixty (60) calendar days of **November 13, 2009**.

You must employ or engage a Licensed Site Professional (LSP) to manage, supervise or actually perform the necessary response actions at this site. You may obtain a list of the names and addresses of these licensed professionals from the Board of Registration of Hazardous Waste Site Cleanup Professionals by calling (617) 556-1091 or visiting http://www.state.ma.us/lsp. MassDEP has Mr. Larry Kahrs of Foster Wheeler Environmental as the LSP of record for this release.

Unless otherwise provided by MassDEP, potentially responsible parties ("PRP's") have one year from the initial date of notification to MassDEP of a release or threat of a release, pursuant to 310 CMR 40.0300, or from the date MassDEP issues a Notice of Responsibility, whichever occurs earlier, to file with MassDEP one of the following submittals: (1) a completed Tier Classification Submittal; (2) an RAO Statement or, if applicable, (3) a Downgradient Property Status. The deadline for either of the first two

submittals for this disposal site is **November 13, 2010**. If required by the MCP, a completed Tier I Permit Application must also accompany a Tier Classification Submittal.

This site shall not be deemed to have had all the necessary and required response actions taken unless and until all substantial hazards presented by the release and/or threat of release have been eliminated and a level of No Significant Risk exists or has been achieved in compliance with M.G.L. c.21E and the MCP.

If you have any questions relative to this Notice, please contact Jaime Goncalves at the letterhead address or at (508) 946-2773. All future communications regarding this release must reference the following Release Tracking Number: **4-22289**.

Sincerely,

Daniel Crafton, Acting Chief
Emergency Response / Release
Notification Section
Bureau of Waste Site Cleanup

C/JG/re
\\dep-fp-lak-001\Home$\JGoncalves\SERO ER\4-0022289.NOR.12-2-2009.doc

Enclosures: Release Notification Form; BWSC-103 and Instructions
Summary of Liability under M.G.L. c.21E

ec: Board of Health
sgabriel@stoughton-ma.gov

Board of Selectmen
mstankiewicz@stoughton-ma.gov

Fire Dept
sfdscott@gmail.com

APPENDIX B

PHOTOGRAPHIC DOCUMENTATION

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Area of Release

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Non-impacted Catchbasin

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Area of Release

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Release at intersection of RT 27 and RT 138

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Release Area

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Release Vehicle

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Staining at entrance to United Idustrial Services

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Non-impacted Catchbasin

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Area of Release

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Area of Release

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Area of Release

DATE: 11/14/09 **TIME:** **LOCATION:** STOUGHTON MA

COMMENT: Area of Release

Appendix D
Relevant Municipal Documents

This page intentionally left blank.

054	401	0	1 of 1	INDUSTRIAL	TOTAL ASSESSED: 201,900
MAP	LOT	BLOCK	CARD		!5732!

Town of Stoughton

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		WYMAN ST, STOUGHTON

OWNERSHIP

Unit #:

Owner 1:	QUALITY AUTO PARTS OF STOUGHTO
Owner 2:	C/O C H BECKFORD
Owner 3:	
Street 1:	6 PARKHURST DRIVE
Street 2:	
Twn/City:	LAKEVILLE
St/Prov:	MA
Cntry	
Own Occ:	Y
Postal:	02347
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .11 Acres of land mainly classified as COM WHS with a(n) WAREHOUSE Building Built about 1960, Having Primarily CORREG STL Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
316	97,600		0.110	104,300	201,900	763864.414320807_2870313.83136679
Total Card	97,600		0.110	104,300	201,900	
Total Parcel	97,600		0.110	104,300	201,900	

Source: Market Adj Cost | Total Value per SQ unit /Card: 43.79 | /Parcel: 43.79

User Acct
054 401
GIS Ref
GIS Ref
Insp Date
07/31/08

Entered Lot Size

Total Land: 0.11019

Land Unit Type: A

PREVIOUS ASSESSMENT

Parcel ID: 054 401 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2012	316	FV	97,600	0	.11	104,300	201,900	201,900		10/26/2011
2011	316	FV	97,600	0	.11	117,400	215,000	215,000	Year End	9/8/2010
2010	316	FV	108,400	0	.11	97,500	205,900	205,900		10/6/2009
2009	316	FV	108,400	0	.11	97,500	205,900	205,900		9/19/2008
2008	316	FV	108,400	0	.11	97,500	205,900	205,900	Year End	10/1/2007
2007	316	FV	99,600	0	.11	57,600	157,200	157,200	YEAR END	9/22/2006
2006	316	FV	99,600	0	.11	57,600	157,200	157,200	YEAR END ROLL	9/20/2005
2005	316	FV	99,600	0	.11	57,600	157,200	157,200	YEAR END ROLL	9/13/2004

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5732

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
QUALITY AUTO PA	4924-201		4/2/1973		0	No	No			

PRINT

Date	Time
04/25/12	12:44:36

LAST REV

Date	Time
05/04/10	11:42:48
apro	

USER DEFINED

Prior Id # 1:	049
Prior Id # 2:	285
Prior Id # 3:	0
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	000
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2008	MEASURED	517	M.CONNORS
6/20/2001	FIELDREV CHG	201	SCOTT MC
9/11/1997	MEAS&INSPCTD	511	JS
4/10/1981	CONVERSION	999	CONVERSION

Sign: VERIFICATION OF VISIT NOT DATE __/__/__

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	CBD	CEN BUS DI	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	COM WHS		4800		Sq Feet	SITE	1.0	0	8.	2.717	CA			EASMNT	-10		0		0	104,328		0				104,300	

Total AC/HA:	0.11019	Total SF/SM:	4799.88	Parcel LUC:	316	COM WHS	Prime NB Desc	COMM AVG

Total:	104,328	Spl Credit		Total:	104,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: FY2012

apro

2012

EXTERIOR INFORMATION

Type:	43 - WAREHOUSE		
Sty Ht:	1 - 1 STORY		
(Liv) Units:	1	Total:	1
Foundation:	6 - SLAB		
Frame:	2 - STEEL		
Prime Wall:	18 - CORREG STL		
Sec Wall:	8 - BRICK VEN	25	%
Roof Struct:	4 - FLAT		
Roof Cover:	11 - MEMBRANE		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	16		
Prim Int Wal	5 - MINIMUM		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	14 - ASPHL TILE		
Sec Floors:	12 - CONCRET	50	%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	5 - MINIMAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	46.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	46.8	%

CALC SUMMARY

Basic $ / SQ:	36.00
Size Adj.:	1.25000000
Const Adj.:	0.85968882
Adj $ / SQ:	38.686
Other Features:	5000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	
Adj Total:	183381
Depreciation:	85822
Depreciated Total:	97559

COMMENTS

FORMERLY NAPA AUTO PARTS VACANT/FOR SALE 5/98,ASKING $139,900 VACANT.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB	2

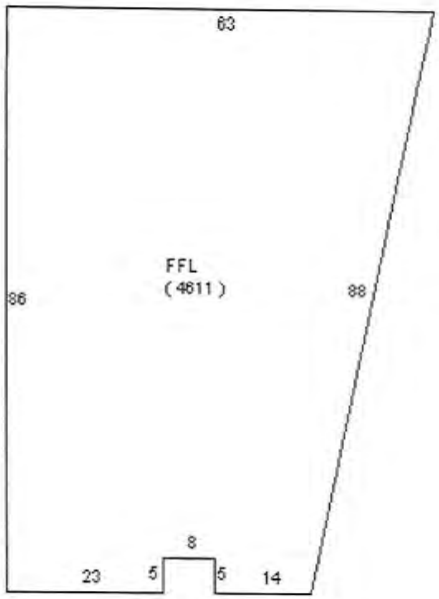
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Val/Su Fin:	21.17
Special Features:	0	Val/Su Net:	21.17
Final Total:	97600	Val/Su SzAd	21.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	4,611	38.690	178,381

Net Sketched Area:	4,611	Total:	178,381

Size Ad	4611	Gross Area	4611	FinArea	4611

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID 054 401 0

IMAGE

AssessPro Patriot Properties, Inc

054	407	0	1 of 1	VACANT	TOTAL ASSESSED: **52,600**
MAP	LOT	BLOCK	CARD		!5736!

Town of Stoughton

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		MORTON ST, STOUGHTON

OWNERSHIP

Unit #:

Owner 1:	GOUVEIA NELSON E & KENNETH
Owner 2:	HOBSON EILEEN
Owner 3:	
Street 1:	17 MORTON SQUARE
Street 2:	
Twn/City:	STOUGHTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02072
Type:	

PREVIOUS OWNER

Owner 1:	GOUVEIA ISABEL -
Owner 2:	-
Street 1:	17 MORTON SQUARE
Twn/City:	STOUGHTON
St/Prov:	MA
Cntry:	
Postal:	02072

NARRATIVE DESCRIPTION

This Parcel contains .2 Acres of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
131			0.200	52,600	52,600	763905.88356173_2870003.03202587
Total Card			0.200	52,600	52,600	
Total Parcel			0.200	52,600	52,600	

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Entered Lot Size	
Total Land:	0.2006
Land Unit Type:	A

User Acct	054 407
GIS Ref	
GIS Ref	
Insp Date	06/21/01

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 054 407 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2012	131	FV		0	.2	52,600	52,600	52,600		10/26/2011
2011	131	FV		0	.2	58,600	58,600	58,600	Year End	9/8/2010
2010	131	FV		0	.2	60,600	60,600	60,600		10/6/2009
2009	131	FV		0	.2	67,500	67,500	67,500		9/19/2008
2008	131	FV		0	.2	71,500	71,500	71,500	Year End	10/1/2007
2007	130	FV		0	.2	102,600	102,600	102,600	YEAR END	9/22/2006
2006	130	FV		0	.2	99,300	99,300	99,300	YEAR END ROLL	9/20/2005
2005	130	FV		0	.2	90,100	90,100	90,100	YEAR END ROLL	9/13/2004

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5736

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GOUVEIA ISABEL,	26597-496		4/30/2009	ESTATE/DIVOR	1	No	No			
GOUVEIA ISABEL	4243-559		6/15/1965		0	No	No			

PRINT

Date	Time
04/25/12	12:45:04

LAST REV

Date	Time
05/18/09	13:07:51
Therese	

USER DEFINED

Prior Id # 1:	049
Prior Id # 2:	290
Prior Id # 3:	0
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	000
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2008	VACANT LOT	517	M.CONNORS
6/21/2001	FIELDREV CHG	201	SCOTT MC
3/13/1981	CONVERSION	999	CONVERSION

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	I	INDUST	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
131	POTENTL		8720		Sq Feet	SITE	1.0	0	2.65	2.278	4			NONCON	-40				0	52,642	0					52,600	

Total AC/HA:	0.20018	Total SF/SM:	8719.84	Parcel LUC:	131	POTENTL	Prime NB Desc: 4

Total:	52,642	Spl Credit		Total:	52,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: FY2012

EXTERIOR INFORMATION

Type:	93 - VACNT LAND
Sty Ht:	
(Liv) Units:	Total: 0
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	0
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	0
% Heated:	0 — % AC: 0
Solar HW:	NO — Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	0.000000000
Name:	

DEPRECIATION

Phys Cond:		0.0	%
Functional:			%
Economic:			%
Special:	OT - OTHER		%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

SIDE LOT TO A HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Val/Su Fin:	
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID 054 407 0

AssessPro Patriot Properties, Inc

054	406	0	1 of 1	COMMERCIAL	TOTAL ASSESSED: 169,300
MAP	LOT	BLOCK	CARD		!5735!

Town of Stoughton

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		MORTON SQ, STOUGHTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY COAL CO INC
Owner 2:	
Owner 3:	
Street 1:	P O BOX 25- 765 WASHINGTON ST
Street 2:	
Twn/City:	STOUGHTON
St/Prov:	MA
Cntry	
Own Occ:	N
Postal:	02072
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.9 Acres of land mainly classified as AUTOREP with a(n) REPAIR GAR Building Built about 1950, Having Primarily ALUMINUM Exterior and METAL Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
332	57,200		1.900	112,100	169,300	763896.823876774_2869774.09617385
Total Card	57,200		1.900	112,100	169,300	
Total Parcel	57,200		1.900	112,100	169,300	

Source: Market Adj Cost | Total Value per SQ unit /Card: 43.41 | /Parcel: 43.41

User Acct	
	054_406
GIS Ref	
GIS Ref	
Insp Date	
	08/04/08
Entered Lot Size	
Total Land:	2.02
Land Unit Type:	A

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 054 406 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2012	332	FV	57,200	0	1.9	112,100	169,300	169,300		10/26/2011
2011	332	FV	57,200	0	1.9	131,700	188,900	188,900	Year End	9/8/2010
2010	332	FV	68,100	0	1.9	143,800	211,900	211,900		10/6/2009
2009	332	FV	68,100	0	1.9	143,800	211,900	211,900		9/19/2008
2008	332	FV	68,100	0	1.9	143,800	211,900	211,900	Year End	10/1/2007
2007	332	FV	60,100	0	1.9	143,800	203,900	203,900	YEAR END	9/22/2006
2006	332	FV	60,100	0	1.9	143,800	203,900	203,900	YEAR END ROLL	9/20/2005
2005	332	FV	60,100	0	1.9	143,800	203,900	203,900	YEAR END ROLL	9/13/2004

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 5735

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MURPHY COAL CO	1510-283		6/15/1922		0	No	No			

PRINT	
Date	Time
04/25/12	12:45:31

LAST REV	
Date	Time
05/05/11	09:45:51
apro	

USER DEFINED

Prior Id # 1:	049
Prior Id # 2:	288
Prior Id # 3:	0
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	000
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2008	INSPECTED	517	M.CONNORS
6/21/2001	FIELDREV CHG	201	SCOTT MC
9/19/1997	MEAS&INSPCTD	511	JS
4/16/1981	CONVERSION	999	CONVERSION

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	I	INDUST	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	AUTOREP		43560		Sq Feet	SITE	1.0	0	2.5	0.750	IF			ACCESS	-25				0	81,675		0				81,700	
332	AUTOREP		0.9		Acres	EXCESS	1.0	0	45,000.	0.750	IF			ACCESS	-25		0		0	30,375		0				30,400	

Total AC/HA:	1.90000	Total SF/SM:	82764.00	Parcel LUC:	332	AUTOREP	Prime NB Desc	IND FAIR

Total:	112,050	Spl Credit		Total:	112,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: FY2012

EXTERIOR INFORMATION

Type:	39 - REPAIR GAR		
Sty Ht:	1 - 1 STORY		
(Liv) Units:	1	Total:	1
Foundation:	6 - SLAB		
Frame:	2 - STEEL		
Prime Wall:	3 - ALUMINUM		
Sec Wall:	1 - WOOD SHI	50	%
Roof Struct:	7 - SHED		
Roof Cover:	9 - METAL		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	D - FAIR		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	18		
Prim Int Wal	5 - MINIMUM		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	5 - MINIMAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	7 - UNIT HTRS		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	FAIR
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	0.000000000
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	46.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	46.8	%

CALC SUMMARY

Basic $ / SQ:	42.00
Size Adj.:	1.07051277
Const Adj.:	0.86318988
Adj $ / SQ:	38.810
Other Features:	2250
Grade Factor:	0.70
Neighborhood Inf:	1.00000000
LUC Factor:	
Adj Total:	107527
Depreciation:	50323
Depreciated Total:	57204

COMMENTS

M&M TRUCK REPAIR.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB	1

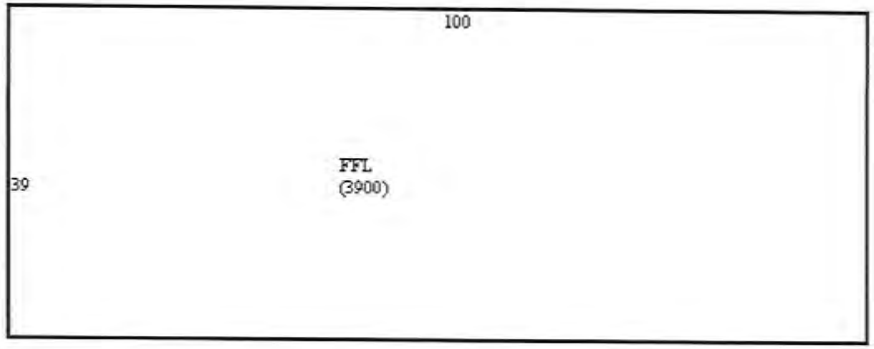
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



11

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Val/Su Fin:	14.67
Special Features:	0	Val/Su Net:	14.67
Final Total:	57200	Val/Su SzAd	14.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	3,900	38.810	151,360

	Net Sketched Area:	3,900		Total:	151,360
Size Ad	3900	Gross Area	3900	FinArea	3900

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID 054 406 0

053 MAP | 101 LOT | 0 BLOCK | 1 of 1 CARD | INDUSTRIAL

TOTAL ASSESSED: **301,000**
!5266!

Town of Stoughton

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		BROCK ST, STOUGHTON

OWNERSHIP

Unit #:

Owner 1:	JUCKETT M & CORBETT T
Owner 2:	TRUSTEES BETA REALTY TRUST
Owner 3:	
Street 1:	46 MORTON ST
Street 2:	
Twn/City:	STOUGHTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02072 Type:

PREVIOUS OWNER

Owner 1:	CAIN EARL A -
Owner 2:	C/O JUCKETT WAYNE & CORBETT -
Street 1:	46 MORTON ST
Twn/City:	STOUGHTON
St/Prov:	MA Cntry:
Postal:	02072

NARRATIVE DESCRIPTION

This Parcel contains 1.048 Acres of land mainly classified as FACTORY with a(n) MILL Building Built about 1920, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 2 Units, 0 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
400	141,200		1.048	159,800	301,000	764028.08396429_2869153.97448567
Total Card	141,200		1.048	159,800	301,000	
Total Parcel	141,200		1.048	159,800	301,000	

Source: Market Adj Cost | Total Value per SQ unit /Card: 15.47 | /Parcel: 15.47

Entered Lot Size
Total Land: 1.06
Land Unit Type: A

User Acct
053 101
GIS Ref
GIS Ref
Insp Date
04/05/11

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 053 101 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2012	400	FV	141,200	0	1.048	159,800	301,000	301,000		10/26/2011
2011	400	FV	138,700	0	1.048	182,600	321,300	321,300	Year End	9/8/2010
2010	400	FV	166,000	0	1.048	244,100	410,100	410,100		10/6/2009
2009	400	FV	166,000	0	1.048	244,100	410,100	410,100		9/19/2008
2008	400	FV	166,000	0	1.048	244,100	410,100	410,100	Year End	10/1/2007
2007	400	FV	148,200	0	1.048	244,100	392,300	392,300	YEAR END	9/22/2006
2006	400	FV	148,200	0	1.048	244,100	392,300	392,300	YEAR END ROLL	9/20/2005
2005	400	FV	148,200	0	1.048	244,100	392,300	392,300	YEAR END ROLL	9/13/2004

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5266

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAIN EARL A,	13482-038		5/28/1999	PORTION/ASSE	518000	No	No			
CAIN EARL A	5967-0403		1/25/1982		101000	No	No			
ONEIL EUGENE J	2915-27		6/15/1950		0	No	No			

PRINT

Date	Time
04/25/12	12:45:56

LAST REV

Date	Time
04/06/11	14:29:24
pamb	

USER DEFINED

Prior Id # 1:	048
Prior Id # 2:	104
Prior Id # 3:	0
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	000
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2011	INSPECTED	509	J.DEGREGORIO
10/25/1996	CONVERSION	999	CONVERSION
4/6/1981	CONVERSION	999	CONVERSION

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	I	INDUST	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
400	FACTORY		45659		Sq Feet	SITE	1.0	0	3.5	1.000	IA				0		0		0	159,807		0				159,800	

Total AC/HA: 1.04819 | Total SF/SM: 45659.16 | Parcel LUC: 400 | FACTORY | Prime NB Desc: IND AVG

Total: 159,807 | Spl Credit: | Total: 159,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: FY2012

apro

2012

EXTERIOR INFORMATION

Type:	35 - MILL		
Sty Ht:	2 - 2 STORIES		
(Liv) Units:	2	Total:	2
Foundation:	6 - SLAB		
Frame:	1 - WOOD		
Prime Wall:	7 - BRICK		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	4 - TAR+GRAVEL		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	D+ - FAIR (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	5 - MINIMUM		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:	5 - LINO/VINYL	25	%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	7 - UNIT HTRS		
# Heat Sys:	1		
% Heated:	100	% AC:	9
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	0.000000000
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	46.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	46.8	%

CALC SUMMARY

Basic $ / SQ:	20.00
Size Adj.:	0.87848186
Const Adj.:	0.91380620
Adj $ / SQ:	16.055
Other Features:	22576
Grade Factor:	0.78
Neighborhood Inf:	1.00000000
LUC Factor:	
Adj Total:	265393
Depreciation:	124204
Depreciated Total:	141189

COMMENTS

. FY-2003 AREA CHANGED FROM 1.05 AC TO 1.04 AC PER PLAN NO. 325 BK-486 DATED 6/6/01.SEWER EASEMENT PER PLAN NO. 179 BK.494 DATED 4/5/02. ALPHA CHEMICAL 2ND FL PLYWOOD.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB	3

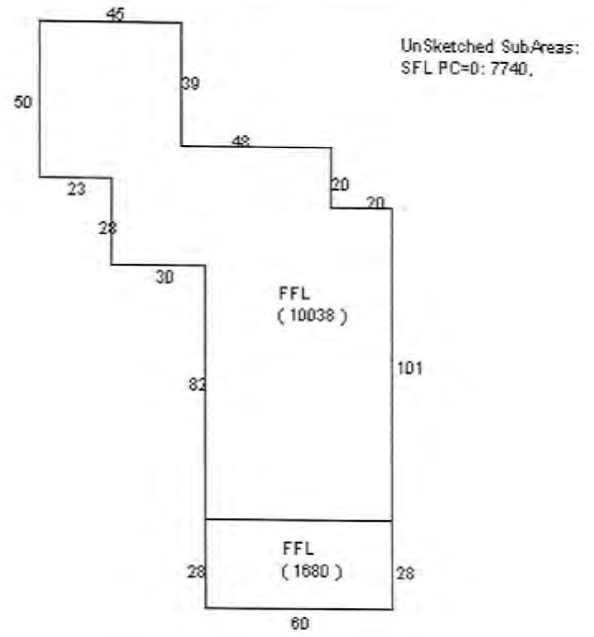
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	11,718	16.500	193,403
SFL	SECOND FLOOR	7,740	16.060	124,268

	Net Sketched Area:	19,458		Total:	317,671
Size Ad	19458	Gross Area	19458	FinArea	19458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	14		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Val/Su Fin:	7.26
Special Features:	0	Val/Su Net:	7.26
Final Total:	141200	Val/Su SzAd	7.26

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:

Total:

PARCEL ID 053 101 0

IMAGE

AssessPro Patriot Properties, Inc

053	102	0	1 of 2	INDUSTRIAL	TOTAL ASSESSED: 334,100
MAP	LOT	BLOCK	CARD		!5267!

Town of Stoughton

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		BROCK ST, STOUGHTON

OWNERSHIP

Unit #:

Owner 1:	JUCKETT M & CORBETT T
Owner 2:	TRUSTEES BETA REALTY TRUST
Owner 3:	
Street 1:	46 MORTON ST
Street 2:	
Twn/City:	STOUGHTON
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	02072
Type:	

PREVIOUS OWNER

Owner 1:	CAIN EARL A -
Owner 2:	C/O JUCKETT WAYNE & CORBETT -
Street 1:	46 MORTON ST
Twn/City:	STOUGHTON
St/Prov:	MA
Cntry:	
Postal:	02072

NARRATIVE DESCRIPTION

This Parcel contains 4.421 Acres of land mainly classified as COM WHS with a(n) WAREHOUSE Building Built about 1925, Having Primarily COMP CLAP Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
316	72,100	100	4.421	227,200	299,400	763858.368981788_2869375.60846076
Total Card	72,100	100	4.421	227,200	299,400	
Total Parcel	106,800	100	4.421	227,200	334,100	

Source: Market Adj Cost | Total Value per SQ unit /Card: 48.04 | /Parcel: 39.44

Entered Lot Size	
Total Land:	4.47
Land Unit Type:	A

User Acct	053_102
GIS Ref	
GIS Ref	
Insp Date	04/05/11

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 053 102 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2012	316	FV	106,800	100	4.421	227,200	334,100	334,100		10/26/2011
2011	316	FV	106,800	100	4.421	256,900	363,800	363,800	Year End	9/8/2010
2010	316	FV	133,700	100	4.421	287,600	421,400	421,400		10/6/2009
2009	316	FV	133,700	100	4.421	287,600	421,400	421,400		9/19/2008
2008	316	FV	133,700	100	4.421	287,600	421,400	421,400	Year End	10/1/2007
2007	316	FV	122,400	100	4.421	287,600	410,100	410,100	YEAR END	9/22/2006
2006	316	FV	122,400	100	4.421	287,600	410,100	410,100	YEAR END ROLL	9/20/2005
2005	316	FV	122,400	100	4.421	287,600	410,100	410,100	YEAR END ROLL	9/13/2004

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5267

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAIN EARL A,	13482-038		5/28/1999	PORTION/ASSE	1	No	No			
CAIN EARL A	5967-0403		1/25/1982		68000	No	No			
ONEIL EUGENE J	2915-27		6/15/1950		0	No	No			

PRINT

Date	Time
04/25/12	12:52:08

LAST REV

Date	Time
04/06/11	14:04:17
pamb	

USER DEFINED

Prior Id # 1:	048
Prior Id # 2:	105
Prior Id # 3:	0
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	000
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2009	09-SP-075	RE-ROOF	2,200	C				
3/25/1996	96-035	MANUAL	600	C				
8/9/1995	95-219	MANUAL	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2011	INSPECTED	509	J.DEGREGORIO
10/25/1996	MEASURED	999	CONVERSION
4/6/1981	CONVERSION	999	CONVERSION

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	I	INDUST	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	COM WHS		80000		Sq Feet	SITE	1.0	0	3.5	0.500	IA			ACCESS	-50		0		0	140,000	0					140,000	
316	COM WHS		2.584		Acres	EXCESS	1.0	0	45,000.	0.750	IA			ACCESS	-25		0		0	87,210	0					87,200	

Total AC/HA:	4.42055	Total SF/SM:	192559.16	Parcel LUC:	316	COM WHS	Prime NB Desc	IND AVG

Total:	227,210	Spl Credit		Total:	227,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro

therese

2013

EXTERIOR INFORMATION

Type:	43 - WAREHOUSE
Sty Ht:	1 - 1 STORY
(Liv) Units:	1 Total: 2
Foundation:	5 - PIERS
Frame:	1 - WOOD
Prime Wall:	20 - COMP CLAP
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	D- - POOR
Year Blt:	1925 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	12
Prim Int Wal	5 - MINIMUM
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	6 - NONE
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	7 - UNIT HTRS
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled 100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	0.000000000
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	46.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	46.8	%

CALC SUMMARY

Basic $ / SQ:	36.00
Size Adj.:	1.15115535
Const Adj.:	0.81422293
Adj $ / SQ:	33.743
Other Features:	3993
Grade Factor:	0.63
Neighborhood Inf:	1.00000000
LUC Factor:	
Adj Total:	135453
Depreciation:	63392
Depreciated Total:	72061

COMMENTS

SUBURBAN INSULATION, INC. FY-2003 AREA CHANGED FROM 4.3 AC TO 4.4 AC PER PLAN NO. 325 BK-486 DATED 6/6/01..

RESIDENTIAL GRID

1st Res Grid | Desc: | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: | BRs: | Baths: | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

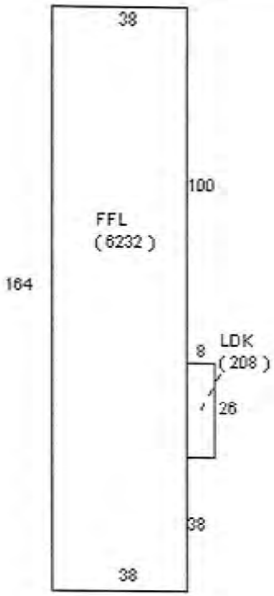
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Val/Su Fin:	11.57
Special Features:	0	Val/Su Net:	11.20
Final Total:	72100	Val/Su SzAd	11.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	6,232	33.740	210,284
LDK	LOADING DOCK	208	3.500	728

Net Sketched Area: 6,440 | Total: 211,012

Size Ad | 6232 | Gross Area | 6440 | FinArea | 6232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
88	FENCE-6		D	Y	1 80	A	AV	1966	4.80	T	70	316			100			100

More: N | Total Yard Items: 100 | Total Special Featues: | Total: 100

PARCEL ID 053 102 0

IMAGE

AssessPro Patriot Properties, Inc

053 MAP | 102 LOT | 0 BLOCK | 2 of 2 CARD | INDUSTRIAL

TOTAL ASSESSED: **334,100**
!5267!

Town of Stoughton

Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		BROCK ST, STOUGHTON

OWNERSHIP

Unit #:

Owner 1:	JUCKETT M & CORBETT T
Owner 2:	TRUSTEES BETA REALTY TRUST
Owner 3:	
Street 1:	46 MORTON ST
Street 2:	
Twn/City:	STOUGHTON
St/Prov:	MA
Cntry	
Own Occ:	
Postal:	02072
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 4.421 Acres of land mainly classified as COM WHS with a(n) WAREHOUSE Building Built about 1910, Having Primarily STONE Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
316	34,700		0.000		34,700	763858.368981788_2869375.60846076
Total Card	34,700		0.000		34,700	
Total Parcel	106,800	100	4.421	227,200	334,100	

Source: Market Adj Cost | Total Value per SQ unit /Card: 15.49 | /Parcel: 39.44

Entered Lot Size | Total Land: 4.47 | Land Unit Type: A

PREVIOUS ASSESSMENT

Parcel ID: 053 102 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5267

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct	
	053_102
GIS Ref	
GIS Ref	
Insp Date	

PRINT

Date	Time
04/25/12	12:52:16

LAST REV

Date	Time
02/02/10	15:13:27
Pamb	

USER DEFINED

Prior Id # 1:	048
Prior Id # 2:	105
Prior Id # 3:	0
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	000
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	I	INDUST	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	COM WHS		0		Sq Feet	SITE	1.0	0	0.	0.000	IA				0		0		0		0						

Total AC/HA: 0.00000 | Total SF/SM: 0.00 | Parcel LUC: 316 | COM WHS | Prime NB Desc: IND AVG

Total: | Spl Credit | Total:

therese

2013

EXTERIOR INFORMATION

Type:	43 - WAREHOUSE		
Sty Ht:	1 - 1 STORY		
(Liv) Units:	1	Total:	2
Foundation:	3 - BRK/STONE		
Frame:	2 - STEEL		
Prime Wall:	9 - STONE		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	D- - POOR		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	5 - MINIMUM		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	FAIR
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	0.000000000
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	46.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	46.8	%

CALC SUMMARY

Basic $ / SQ:	36.00
Size Adj.:	1.25000000
Const Adj.:	1.00541532
Adj $ / SQ:	45.244
Other Features:	2250
Grade Factor:	0.63
Neighborhood Inf:	1.00000000
LUC Factor:	
Adj Total:	65265
Depreciation:	30544
Depreciated Total:	34721

COMMENTS

PETERSON MACHINE CORP.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB	1

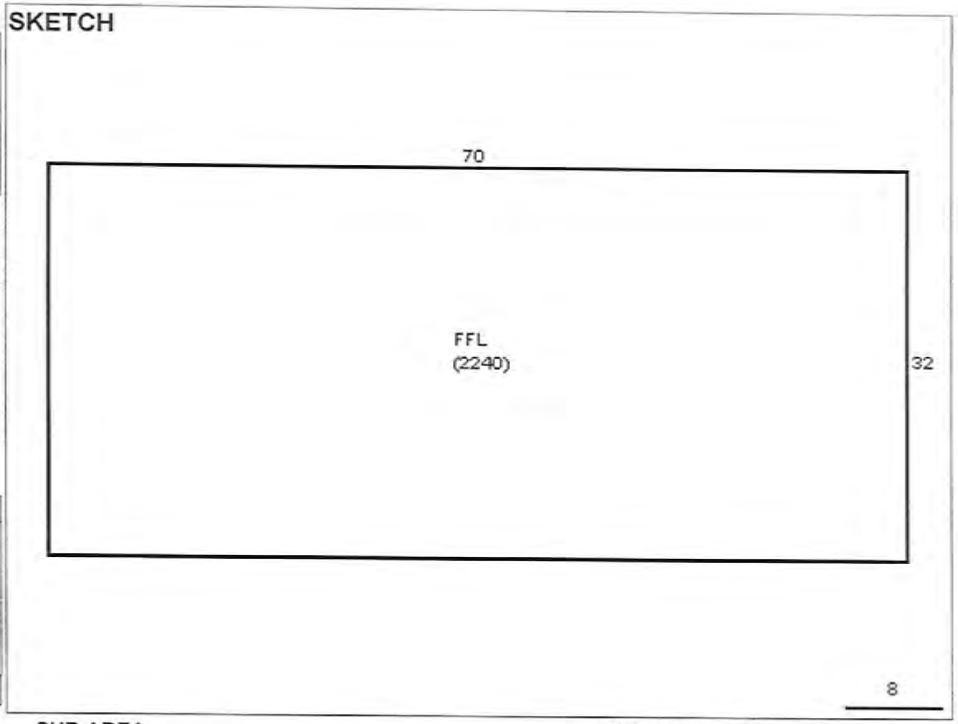
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	0.00000
Juris. Factor:				Val/Su Fin:	15.49
Special Features:	0			Val/Su Net:	15.49
Final Total:	34700			Val/Su SzAd	15.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	2,240	45.240	101,346

Net Sketched Area:	2,240			Total:	101,346
Size Ad	2240	Gross Area	2240	FinArea	2240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

053 102 0

IMAGE

AssessPro Patriot Properties, Inc

054	110	0	1 of 3	INDUSTRIAL	TOTAL ASSESSED: 1,408,500
MAP	LOT	BLOCK	CARD		!5832!

Town of Stoughton

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		CANTON ST, STOUGHTON

OWNERSHIP

Unit #:

Owner 1:	STOUGHTON CTR BUSINESS PK LLC
Owner 2:	
Owner 3:	
Street 1:	P O BOX 474
Street 2:	
Twn/City:	STOUGHTON
St/Prov:	MA
Cntry	
Own Occ:	N
Postal:	02072
Type:	

PREVIOUS OWNER

Owner 1:	2 CANTON STREET CORPORATION -
Owner 2:	-
Street 1:	20 SEARS RD
Twn/City:	MILTON
St/Prov:	MA
Cntry	
Postal:	02186

NARRATIVE DESCRIPTION

This Parcel contains 2.16 Acres of land mainly classified as STORE with a(n) MILL Building Built about 1910, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 6 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
325	291,200	19,000	2.160	677,400	987,600	763470.384003808_2870535.54536491
Total Card	291,200	19,000	2.160	677,400	987,600	
Total Parcel	712,100	19,000	2.160	677,400	1,408,500	

Source: Market Adj Cost | Total Value per SQ unit /Card: 40.33 | /Parcel: 22.29

Entered Lot Size | Total Land: 2.16 | Land Unit Type: A

User Acct	GIS Ref	GIS Ref	Insp Date
054 110			02/26/07

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 054 110 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2012	325	FV	712,100	19000	2.16	677,400	1,408,500	1,408,500		10/26/2011
2011	325	FV	712,100	19000	2.16	762,100	1,493,200	1,493,200	Year End	9/8/2010
2010	325	FV	778,800	24500	2.16	643,600	1,446,900	1,446,900		10/6/2009
2009	325	FV	700,900	24500	2.16	643,600	1,369,000	1,369,000		9/19/2008
2008	325	FV	698,200	24500	2.16	643,600	1,366,300	1,366,300	Year End	10/1/2007
2007	325	FV	581,700	24500	2.16	522,900	1,129,100	1,129,100	YEAR END	9/22/2006
2006	325	FV	581,700	24500	2.16	522,900	1,129,100	1,129,100	YEAR END ROLL	9/20/2005
2005	325	FV	819,900	24500	2.16	550,400	1,394,800	1,394,800	YEAR END ROLL	9/13/2004

PRINT

Date	Time
04/25/12	12:50:58

LAST REV

Date	Time
01/13/12	09:18:46
pamb	
5832	

USER DEFINED

Prior Id # 1:	049
Prior Id # 2:	394
Prior Id # 3:	0
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	000
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5832

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
2 CANTON STREET	19492-029		7/31/2003	INTRA-CORP	2200000	No	No			
2 CANTON STREET	10719-227		11/4/1994	FORCLOSURE	580000	No	No			
RAIMONDI ROBERT	10520-493		5/26/1994	INTRA-CORP	1	No	No			
COREY S & CARTE	9210-64		2/14/1992	PHY.CHD>SALE	750000	No	No			
JFC SHOE CO INC	4436-700		6/23/1967	OTHER	750000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2011	11-S-19	SIGN		O				
7/7/2011	11-112	ALTERATI	25,000	C	12/31/2011			RENOVATE OFFICE FO
8/14/2009	09-150	ALTERATI	1,800	C				NEW INTERIOR PARTI
4/23/2009	09-SP-049	RE-ROOF	6,000	C				
12/10/2008	08-270	ADDITION	10,000	C	1/11/2010			19 X 9 PATIO ENCLO
10/2/2008	08-225	INT FITU	40,000	C				
9/13/2007	07-212	ADD BTHR	9,000	C				
7/30/2007	07-166	ALTERATI	100,000	O				
8/29/2005	05-S-034	SIGN		O				
6/13/2005	05-S-19	SIGN		O				

ACTIVITY INFORMATION

Date	Result	By	Name
12/31/2011	INFO-BLD.DEP	508	C. GILDAY
2/26/2007	INSPECTED	517	M.CONNORS
6/19/2001	FIELDREV CHG	201	SCOTT MC
2/26/2000	INSPECTED	510	KWD
9/19/1997	MEASURED	511	JS

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	GB	GEN BUS	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	STORE		94090		Sq Feet	SITE	1.0	0	8.	0.900	CA			SHAPE	-10		0		0	677,448		0				677,400	

Total AC/HA:	2.16001	Total SF/SM:	94090.04	Parcel LUC:	325	STORE	Prime NB Desc	COMM AVG

Total:	677,448	Spl Credit		Total:	677,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro

therese

2013

EXTERIOR INFORMATION

Type:	35 - MILL		
Sty Ht:	3 - 3 STORIES		
(Liv) Units:	1	Total:	3
Foundation:	3 - BRK/STONE		
Frame:	2 - STEEL		
Prime Wall:	7 - BRICK		
Sec Wall:			50 %
Roof Struct:	4 - FLAT		
Roof Cover:	4 - TAR+GRAVEL		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:			%
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	6	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	6	Rating:	AVERAGE

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	44.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	44	%

CALC SUMMARY

Basic $ / SQ:	20.00
Size Adj.:	0.85210335
Const Adj.:	1.03504491
Adj $ / SQ:	17.639
Other Features:	37221
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	
Adj Total:	519972
Depreciation:	228788
Depreciated Total:	291184

COMMENTS

STOUGHTON CROSSING 98-274: STORAGE UNITS IN BLDG C 1ST.10/2008-94% RENTED PER OWNER..

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB	6

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

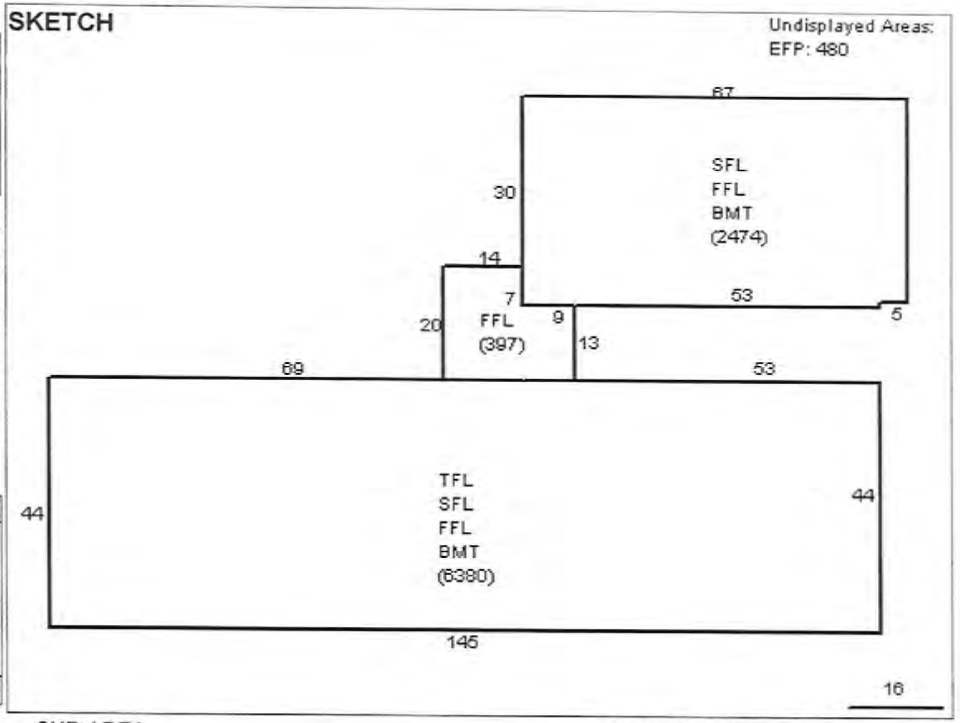
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Val/Su Fin:	11.89
Special Features:	0	Val/Su Net:	8.61
Final Total:	291200	Val/Su SzAd	11.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	9,251	17.640	163,181
BMT	BASEMENT	8,854	4.410	39,045
SFL	SECOND FLOOR	8,854	17.640	156,178
TFL	THIRD FLOOR	6,380	17.640	112,539
EFP	ENCL PRCH	480	24.600	11,808

Net Sketched Area:	33,819			Total:	482,751
Size Ad	24485	Gross Area	33819	FinArea	24485

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	PAVING		D	Y	1	45000	A	FR	1988	1.21	T	65	325			19,000			19,000

PARCEL ID 054 110 0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	19,000	Total Special Featues:		Total:	19,000

054	110	0	2 of 3	INDUSTRIAL	TOTAL ASSESSED: 1,408,500
MAP	LOT	BLOCK	CARD		!5832!

Town of Stoughton

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CANTON ST, STOUGHTON

OWNERSHIP

Unit #:

Owner 1:	STOUGHTON CTR BUSINESS PK LLC
Owner 2:	
Owner 3:	
Street 1:	P O BOX 474
Street 2:	
Twn/City:	STOUGHTON
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	02072
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.16 Acres of land mainly classified as STORE with a(n) MILL Building Built about 1910, Having Primarily BRICK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
325	151,200		0.000		151,200	763470.384003808_2870535.54536491
Total Card	151,200		0.000		151,200	
Total Parcel	712,100	19,000	2.160	677,400	1,408,500	

Source: Market Adj Cost | Total Value per SQ unit /Card: 12.36 | /Parcel: 22.29

Entered Lot Size | Total Land: 2.16 | Land Unit Type: A

PREVIOUS ASSESSMENT

Parcel ID: 054 110 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5832

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	GB	GEN BUS	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	STORE		0		Sq Feet	SITE	1.0	0	0.	0.000	CA																

Total AC/HA: 0.00000 | Total SF/SM: 0.00 | Parcel LUC: 325 | STORE | Prime NB Desc: COMM AVG

Total: | Spl Credit | Total:

PRINT

Date	Time
04/25/12	12:51:06

LAST REV

Date	Time
05/09/10	06:25:38
apro	
5832	

USER DEFINED

Prior Id # 1:	049
Prior Id # 2:	394
Prior Id # 3:	0
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

User Acct	GIS Ref	GIS Ref	Insp Date
054_110			

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro

therese

2013

EXTERIOR INFORMATION

Type:	35 - MILL		
Sty Ht:	2 - 2 STORIES		
(Liv) Units:	1	Total:	3
Foundation:	3 - BRK/STONE		
Frame:	2 - STEEL		
Prime Wall:	7 - BRICK		
Sec Wall:	2 - CLAPBOAR	25	%
Roof Struct:	4 - FLAT		
Roof Cover:	4 - TAR+GRAVEL		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:			%
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	44.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	44	%

CALC SUMMARY

Basic $ / SQ:	20.00
Size Adj.:	0.95433182
Const Adj.:	1.04766738
Adj $ / SQ:	19.996
Other Features:	17676
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	
Adj Total:	269939
Depreciation:	118773
Depreciated Total:	151166

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

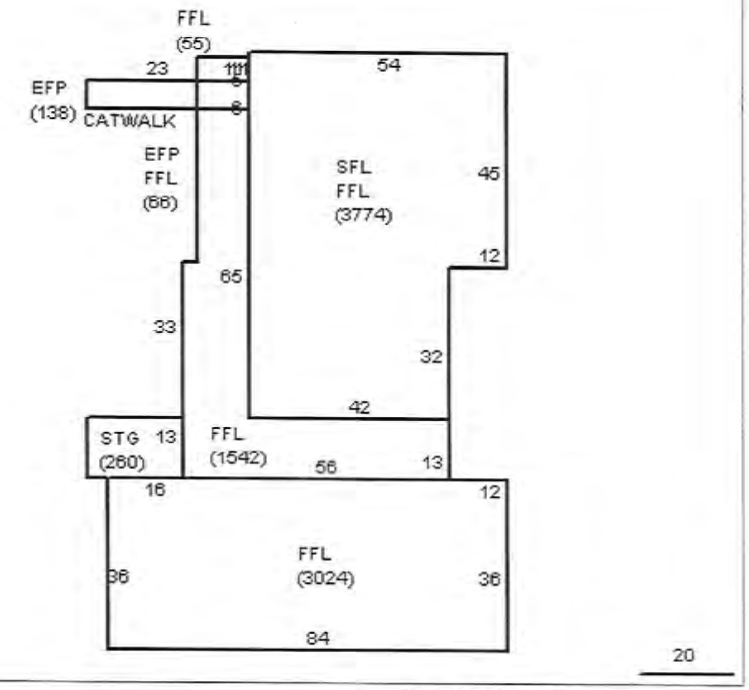
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Val/Su Fin:	12.36
Special Features:	0	Val/Su Net:	11.91
Final Total:	151200	Val/Su SzAd	12.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	8,461	20.000	169,190
SFL	SECOND FLOOR	3,774	20.000	75,467
STG	STORAGE	260	6.770	1,760
EFP	ENCL PRCH	204	28.660	5,846

	Net Sketched Area:	12,699		Total:	252,263
Size Ad	12235	Gross Area	12699	FinArea	12235

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID 054 110 0

IMAGE

AssessPro Patriot Properties, Inc

054	110	0	3 of 3	INDUSTRIAL	TOTAL ASSESSED: 1,408,500
MAP	LOT	BLOCK	CARD		!5832!

Town of Stoughton

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CANTON ST, STOUGHTON

OWNERSHIP

Unit #:

Owner 1:	STOUGHTON CTR BUSINESS PK LLC
Owner 2:	
Owner 3:	
Street 1:	P O BOX 474
Street 2:	
Twn/City:	STOUGHTON
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	02072
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.16 Acres of land mainly classified as STORE with a(n) MILL Building Built about 1910, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
325	269,700		0.000		269,700	763470.384003808_2870535.54536491
Total Card	269,700		0.000		269,700	
Total Parcel	712,100	19,000	2.160	677,400	1,408,500	

Source: Market Adj Cost | Total Value per SQ unit /Card: 10.19 | /Parcel: 22.29

Entered Lot Size
Total Land: 2.16
Land Unit Type: A

PREVIOUS ASSESSMENT

Parcel ID: 054 110 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5832

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	GB	GEN BUS	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	STORE		0		Sq Feet	SITE	1.0	0	0.	0.000	CA																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	325	STORE	Prime NB Desc	COMM AVG

Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro

therese

2013

Patriot Properties Inc.

User Acct	GIS Ref	GIS Ref	Insp Date
054_110			

PRINT

Date	Time
04/25/12	12:51:14

LAST REV

Date	Time
05/09/10	06:25:22
apro	

USER DEFINED

Prior Id # 1:	049
Prior Id # 2:	394
Prior Id # 3:	0
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

EXTERIOR INFORMATION

Type:	35 - MILL		
Sty Ht:	2 - 2 STORIES		
(Liv) Units:	1	Total:	3
Foundation:	3 - BRK/STONE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	4 - FLAT		
Roof Cover:	4 - TAR+GRAVEL		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:	1	Rating:	AVERAGE
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	44.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	44	%

CALC SUMMARY

Basic $ / SQ:	20.00
Size Adj.:	0.84445369
Const Adj.:	0.99000001
Adj $ / SQ:	16.720
Other Features:	33351
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	
Adj Total:	481594
Depreciation:	211902
Depreciated Total:	269693

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:									# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:				HB	2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

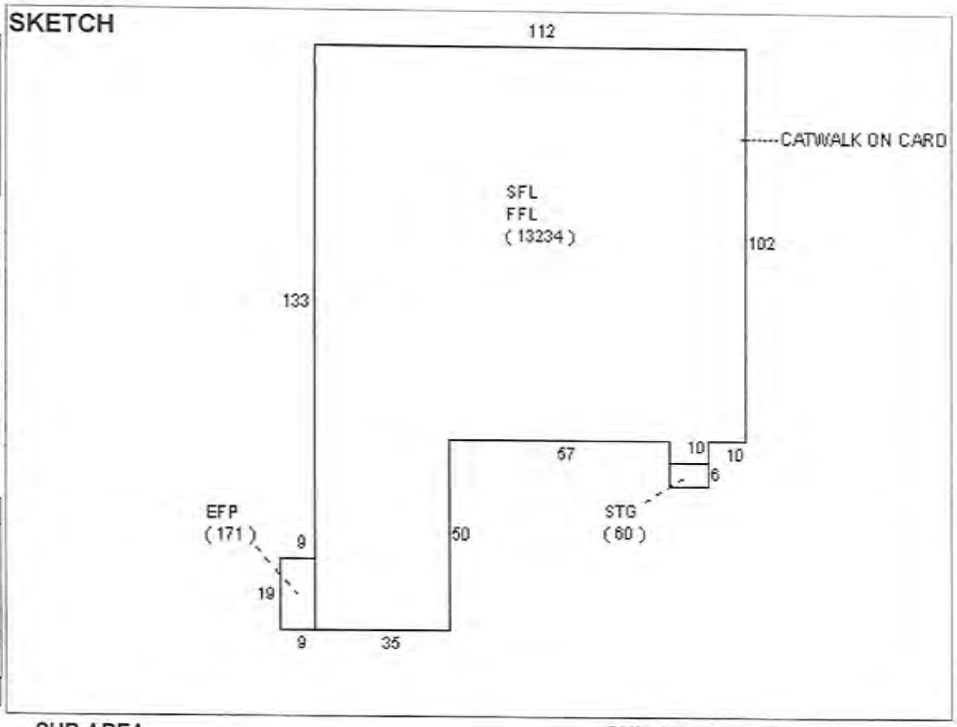
No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Val/Su Fin:	10.19
Special Features:	0	Val/Su Net:	10.10
Final Total:	269700	Val/Su SzAd	10.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	13,234	16.720	221,275
SFL	SECOND FLOOR	13,234	16.720	221,275
EFP	ENCL PRCH	171	30.020	5,134
STG	STORAGE	60	9.330	560

	Net Sketched Area:	26,699		Total:	448,244
Size Ad	26468	Gross Area	26699	FinArea	26468

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

054 110 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:	Total Special Featues:	Total:

TAX MAP 53

TOWN OF STOUGHTON MASSACHUSETTS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED ROAD
- PRIVATE ROAD
- MATCH LINE
- WATER LINE
- CITY/TOWN LIMIT
- RAILROAD R.O.W.
- EASEMENT
- POWERLINE R.O.W.
- TELEPHONE R.O.W.
- GAS LINE
- 3 PARCEL NUMBER
- 23.4 AC OR 1000 SF AREA
- 74 STREET NUMBER
- 160 DIMENSION
- 160+/- SCALE DIMENSION

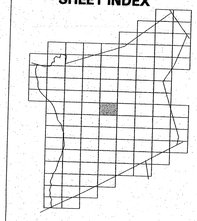
MASSACHUSETTS STATE PLANE, MAINLAND ZONE 4151, UNITS = FEET
NORTH AMERICAN DATUM 1983

PLAN INFORMATION COMPILED FROM RECORD DATA. FOR ASSESSMENT PURPOSES ONLY.

ADJACENT SHEETS

42	54	66
41	53	65
40	52	64

SHEET INDEX



SCALE

100' 0' 100' 200'

SCALE 1 inch = 100 feet

COMPLETION DATE: DECEMBER 2002

DATE OF REVISIONS:

LAST PARCEL NUMBER: 246

JAMES W. SEWALL COMPANY
ESTABLISHED 1880

TAX MAP 54

TOWN OF STOUGHTON MASSACHUSETTS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED ROAD
- PRIVATE ROAD
- MATCH LINE
- WATER LINE
- CITY/TOWN LIMIT
- RAILROAD R.O.W.
- EASEMENT
- POWERLINE R.O.W.
- TELEPHONE R.O.W.
- GAS LINE
- 3 PARCEL NUMBER
- 23.4 AC OR 1000 SF AREA
- 74 STREET NUMBER
- 160 DIMENSION
- 160+/- SCALE DIMENSION

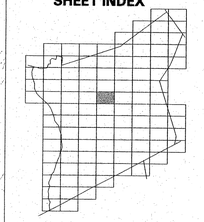
MASSACHUSETTS STATE PLANE, MAINLAND ZONE 4151, UNITS – FEET
NORTH AMERICAN DATUM 1983

PLAN INFORMATION COMPILED FROM RECORD DATA. FOR ASSESSMENT PURPOSES ONLY.

ADJACENT SHEETS

43	55	67
42	54	66
41	53	65

SHEET INDEX



SCALE

100' 0' 100' 200'

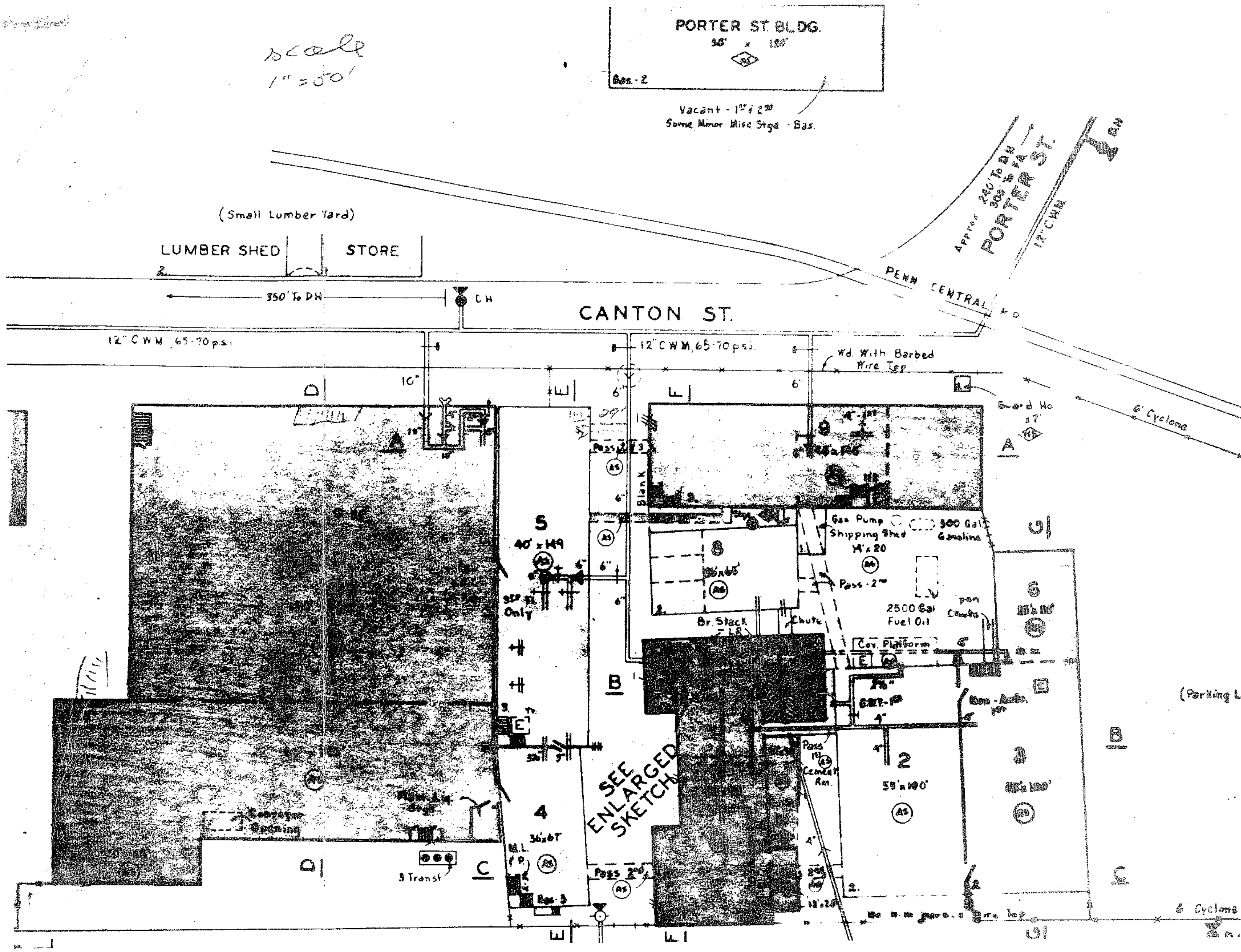
SCALE 1 inch = 100 feet

COMPLETION DATE: DECEMBER 2002

DATE OF REVISIONS:

LAST PARCEL NUMBER: 440

JAMES W. SEWALL COMPANY
ESTABLISHED 1892



scale 1" = 50'
PORTER ST. BLDG.
Bas. - 2
Vacant - 1st & 2nd
Some Minor Misc Stge - Bas.
(Small Lumber Yard)
LUMBER SHED
STORE
350' To DH
DH
CANTON ST.
12" CWM, 65-70 psi
12" CWM, 65-70 psi.
Wd. With Barbed Wire Top
PENN CENTRAL RR
Approx 240' To DH
PORTER ST.
12" CWM
Guard Ho
6' Cyclone
5
40' x 149
Only
4
36' x 67'
Bas - 3
3 Transf
SEE ENLARGED SKETCH
8
Blank
Gas Pump
Shipping Shed
14' x 20
300 Gal Gasoline
Pass - 2nd
2500 Gal Fuel Oil
Br. Stack
Chute
Cov. Platform
2
58' x 100'
3
6
Pass 1st
Cement Rm.
Pass 2nd
(Parking L
A
B
C
D
E
F
G

TOWN OF
STOUGHTON
COMMONWEALTH OF
MASSACHUSETTS

BUILDING AND ZONING DEPARTMENT

TOWN OFFICES: Ten Pearl St./Stoughton, MA. 02072

October 30, 1979

Mr. Eugene O'Neil
P.O. Box 27
Babson Park, MA 02157

RE: 25 BROCK STREET

Dear Mr. O'Neil:

On October 26, 1979 Lieut. Anthony Novello, Stoughton Fire Department, accompanied me on an inspection of the buildings on your property at the above referenced address.

The wooden structure occupied by "Rick's Kitchens" has the following items which must be corrected:

1. The stairs are structurally unsafe.

2. The venting of the oil burner is not a proper, safe installation.

3. All the windows in the unoccupied portion are broken and open and should be boarded up.

The brick building has several windows on the ground level which should be boarded up.

Your prompt attention to this matter is appreciated.

Very sincerely yours,

Charles J. Urciuoli

CHARLES J. URCIUOLI
Building and Zoning Official

cju/c

cc: Lieut. Novello

TOWN OF
STOUGHTON
COMMONWEALTH OF
MASSACHUSETTS

TOWN OFFICES: Ten Pearl St./Stoughton, MA. 02072
30 Freeman Street

Date October 26, 1979

Name Mr. Eugene J. O'Neil, Jr.

52 Clarke Rd.

Needham, Mass. 02192

Re: Inspection of property
25 Brock Street,
Stoughton, Mass. 02072

As a result of an inspection recently of the premises, structure, open land area or vehicle owned, occupied or otherwise under your control, the following recommendations. are submitted and shall serve as a notice of violation of fire laws. These recommendations are made in the interest of fire prevention and to correct conditions that are or may become dangerous as a fire hazard or are in violation of law.

You are hereby notified to remedy said violations name below within 14 days, above date.

Such further action will be taken as the law requires, for failure to comply with the above requirements with the stipulated time.
(Reference: General Laws of Commonwealth of Massachusetts, Chapter 148, Section 30; and the Stoughton Fire Code Article #1)

1. Front building with open windows on street level.

2. Rear building with tenant Rick"s Kitchen.
Oil Burner and Oil Storage in Violation of Cmr 4.00 and Fire Prevention Regulation #3. Including improper chimney.

3. Same building should be boarded up and secured to prevent unauthorized entry.

4. Sprinkler System shut off. Chapter 148 Section 27A in Violation.

We have therefore requesting the Building Inspector take such immediate steps as may be necessary to eliminate this hazardous building or building be well secured and maintain. Since we last talked about the above matter we found no improvement of same.

Your cooperation in this matter will be greatly appreciated and make further action unnecessary.

Very sincerely yours,

Lt. Anthony T. Novello, Inspector
Fire Prevention Bureau.

CC: Building Inspector,
Chief Paul J. Roach,

RECEIVED
OCT 26 1979
BUILDING DEPT.
STOUGHTON, MASS.

MASSACHUSETTS UNIFORM APPLICATION FOR PERMIT TO DO GASFITTING

(Print or Type)

G

Stoughton, Mass. Date 7-23 19 92
City, Town

AT: Building Location 27-29 Wyman St Permit # 205
Owner's Name RAILROAD STATION

Stoughton Type of Occupancy: Comm

New ☐ Renovation ☒ Replacement ☐

#10 M
7-10-92

Plans Submitted Yes ☐ No ☐

	RANGES	HEATER RANGES	OVENS	GRILLES	HEATING BOILERS	FURNACES	UNIT HEATERS	WATER HEATERS	DRYERS	GAS GENERATORS	LABORATORY COCKS	CONVERSION BURNERS	ROOF TOP UNITS	VENTED ROOM HTRS.	DIRECT VENT HTRS.	POOL HEATERS	TESTS	OTHER
SUB-BSMT.																		
BASEMENT												X						
1ST FLOOR																		
2ND FLOOR																		
3RD FLOOR																		
4TH FLOOR																		
5TH FLOOR																		
6TH FLOOR																		
7TH FLOOR																		
8TH FLOOR																		

(Print or Type)

Installing Company Name BAY STATE GAS.

Address 995 BELMONT ST
BROCKTON, MASS.

Check One: Certificate
☑ Corp. 64
☐ Partnership
☐ Firm/Company

Business Telephone _____ Name of Licensed Plumber or Gasfitter

ROBERT HAWMAN

I hereby certify that all of the details and information I have submitted (or entered) in above application are true and accurate to the best of my knowledge and that all plumbing work and installations performed under Permit issued for this application will be in compliance with all pertinent provisions of the Massachusetts State Gas Code and Chapter 142 of the General Laws.

By _____
Title _____
City/Town: _____
APPROVED (OFFICE USE ONLY)

TYPE LICENSE:
☐ Plumber
☐ Gasfitter
☑ Master
☐ Journeyman

Robert Hawman
Signature of Licensed Plumber or Gasfitter

M459
License Number

The Commonwealth of Massachusetts

Department of Public Safety

Office Use Only	
Permit No.	457
Occupancy & Fee Checked (leave blank)	51

BOARD OF FIRE PREVENTION REGULATIONS FPR-11, RULE 8 Effective 1/1/78

APPLICATION FOR PERMIT TO PERFORM ELECTRICAL WORK

All work to be performed in accordance with the Massachusetts Electrical Code, FPR-11

Date 12-23 19 91

City or Town of **STOUGHTON**

To the Inspector of Wires: The undersigned applies for a permit to perform the electrical work described below.

Location (Street & Number) _____ Pole No. _____

Owner or Tenant Murphy Coal

Owner's Address ~~293 Washington St~~ off 17 Morton Aguar

Is this permit in conjunction with a buildiug permit? _____ Yes _____ No

Purpose of Building _____

Service 100 Amps 208 Volts No. of Meters 1

100 Existing 100 New Increased from _____ to _____

Nature of the Proposed Electrical Work To Install New Service For Fuel Pumps

PROPOSED FIXTURES IN DETAIL (See attached schedule, if necessary)

Location of Room	Light Outlets	Sw.	Plugs	Fixt.	Location of Room	Light Outlets	Sw.	Plugs	Fixt.

No. of Sw. Out.		Heat — Type	
No. of Outlets Lt.		Oil	
No. of Rec.		Gas	
No. of Motors	H.P.	Electrical — KW Connected Load	
No. of Signs	Trans.	Hot Water — Motors and Size	
Air Cond.		Steam — Motors and Size	
Range Name Plate Rate		Hot Air — Motors and Size	
Water Heater Name Plate Rate		Misc.	
Clothes Dryer Name Plate Rate			
Total Load			
Size of Main Entrance Sw.			
Size of S. E. Conductors			

Work to Start 12-23 Inspection Date Requested 12-24 Permit Fee 5 00

Signed under the Penalties of Perjury:

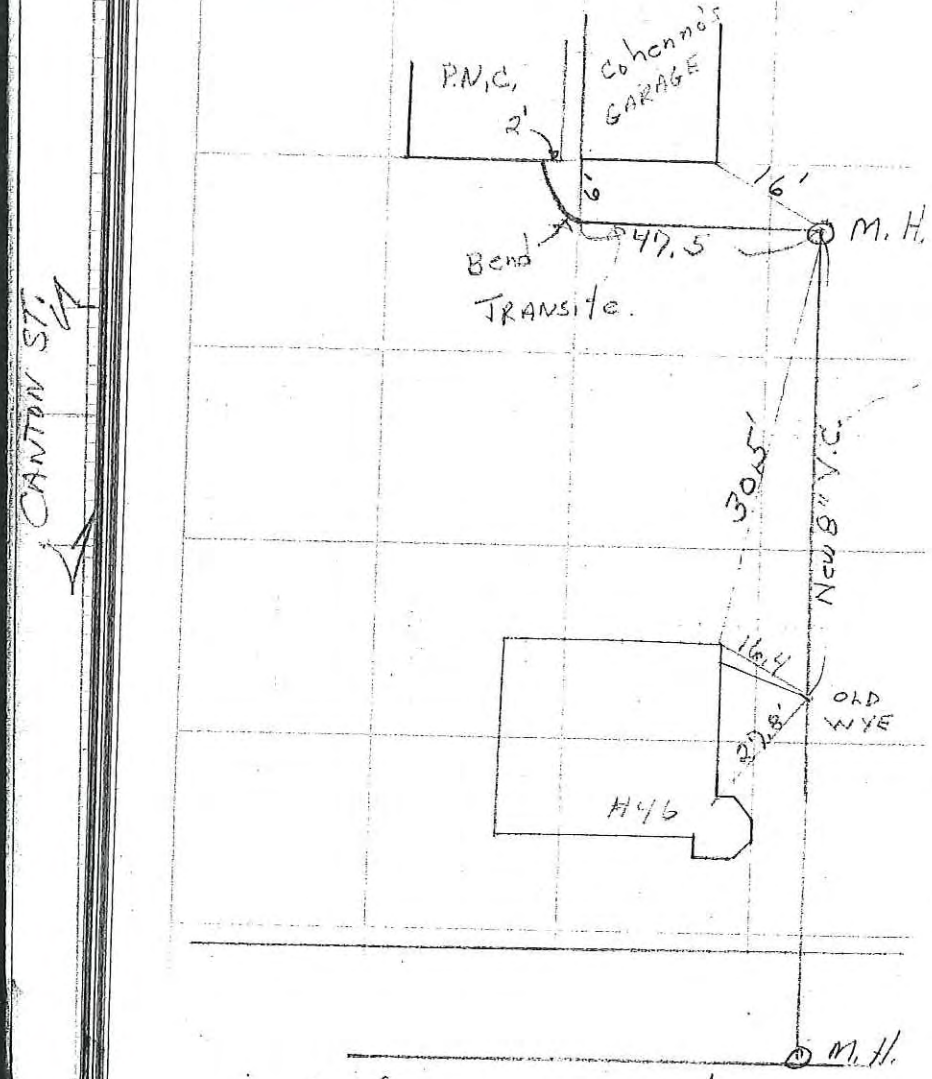
Licensee Leonard Electric (Please print) Signature Roy Leonard (Please sign) License No. A8746

Address Po Box (Street & Number) 411 (City or Town) Stoughton (Zip Code) Ma Tel. No. 617 344 5524

Supplemental information on forms furnished by the inspectors of wires shall be mailed or delivered by the applicant within five (5) working days from the date of said application, if required by the inspector of wires.

PORTUGESE National C/Co
SEWER Comm. R.R. & E.

Aug. 61



Sewer Conn.
Please

TRANSITE Pip

16"

8" Gas.

6

10" Water

8" V.C. Sewer

cut

Please

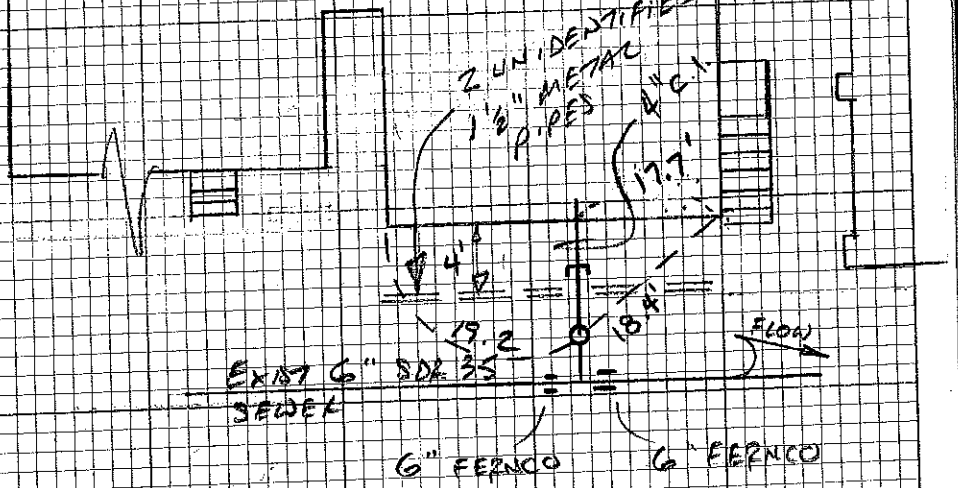
2 CANTON STREET

"WAM TO GROW" DAM CALC

AUG 12, 2004

AGA

WEM



NOTE C.O. TO GRADE COVERED W/METAL COVER

EXISTING 6" SEWER IN PARKING AREA

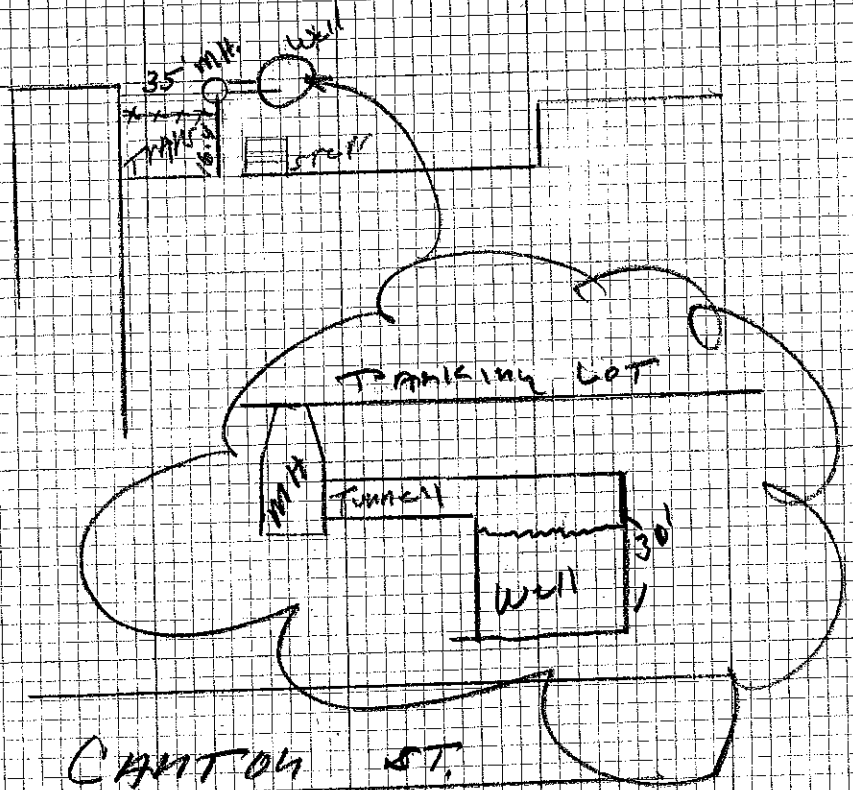
13.0

2'

#2 CANTON ST
(ACME BOOT FACTORY)

Well #991

SUMMER ST.

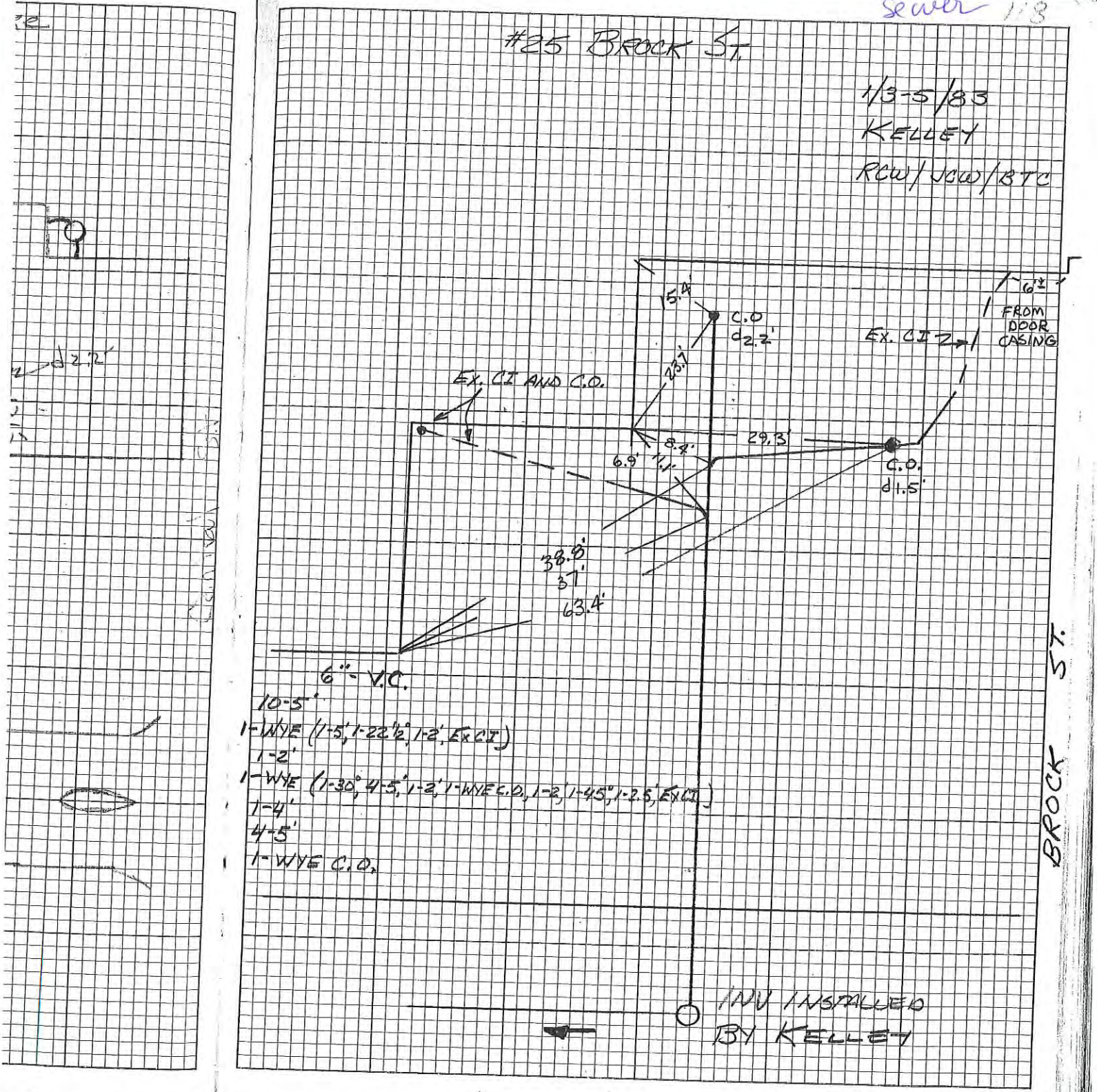


Fence

sewer 1/3

#25 BROCK ST.

1/3-5/83
KELLEY
RCW/JSW/BTC



10-5'
1-WYE (1-5', 1-22½°, 1-2', EX CI)
1-2'
1-WYE (1-30°, 4-5', 1-2', 1-WYE C.O., 1-2', 1-45°, 1-2.5', EX CI)
1-4'
4-5'
1-WYE C.O.

The Commonwealth of Massachusetts

City/Town of Stoughton

FP – 5
(Rev. 12-2008)

Certificate of Registration

Massachusetts General Law, Chapter 148 §13

In accordance with the provisions of Massachusetts General Law, Chapter 148 § 13, the undersigned hereby certifies that:

Person, partnership, corporation or other entity: Murphy Coal & Oil
Name of License Holder

765 Washington Street PO Box 25 Stoughton, MA
Business Address of License Holder

Is the holder of a license granted on April 1, 2012 and subsequently amended on March 31, 2013

For the lawful use of buildings and structures located or to be located at:
Morton Square
Number, Street, and Assessor's Map and Parcel ID

As relates to the keeping, storage, manufacture, or sale of flammables, combustibles, or explosives.

X Eleanor T. Terry 3/16/12 Eleanor T. Terry
Signature of License Holder or Agent — Date — Printed Name

All materials must be stored in accordance with the provisions of Massachusetts General Law, Chapter 148, the Massachusetts Fire Code (527 CMR), and all other applicable laws and regulations, including the terms and conditions of the subject license. Quantities stored may not exceed the maximum quantity specified by the license.

REGISTRATION

This is to certify that the within named license holder has in accordance with the provisions of Massachusetts General Law, Chapter 148 §13 filed with me, a certificate of registration setting forth that the above named entity is the holder of license as relates to the keeping, storage, manufacture, or sale of flammables, combustibles, or explosives at the above described location.

Cheryl Mooney — Signature of Official
Town Clerk — Title
3/19/12 — Date

THIS REGISTRATION AND THE LICENSE MUST BE CONSPICIOUSLY POSTED ON THE LAND FOR WHICH IT IS GRANTED.

$25.

The Commonwealth of Massachusetts

City/Town of Stoughton

Certificate of Registration

FP – 5
(Rev. 12-2008)

Massachusetts General Law, Chapter 148 §13

In accordance with the provisions of Massachusetts General Law, Chapter 148 § 13, the undersigned hereby certifies that:

Person, partnership, corporation or other entity: South Shore Petro, LLC
Name of License Holder

990 Washington Street
Business Address of License Holder

Is the holder of a license granted on April 1, 2012, and subsequently amended on March 30, 2013

For the lawful use of buildings and structures located or to be located at:
990 Washington Street
Number, Street, and Assessor's Map and Parcel ID

As relates to the keeping, storage, manufacture, or sale of flammables, combustibles, or explosives.

XX Mary A Mooney 2/15/12 MONSY M JACOB.
Signature of License Holder or Agent Date Printed Name

All materials must be stored in accordance with the provisions of Massachusetts General Law, Chapter 148, the Massachusetts Fire Code (527 CMR), and all other applicable laws and regulations, including the terms and conditions of the subject license. Quantities stored may not exceed the maximum quantity specified by the license.

REGISTRATION

This is to certify that the within named license holder has in accordance with the provisions of Massachusetts General Law, Chapter 148 §13 filed with me, a certificate of registration setting forth that the above named entity is the holder of license as relates to the keeping, storage, manufacture, or sale of flammables, combustibles, or explosives at the above described location.

Cheryl A Mooney Town Clerk February 23 2012
Signature of Official Title Date

THIS REGISTRATION AND THE LICENSE MUST BE CONSPICIOUSLY POSTED ON THE LAND FOR WHICH IT IS GRANTED.

I just spoke to you on the phone about a 21 E file search for the following properties:

4/25/12

PARCEL ID	ADDRESS	OWNER
054_110	2 Canton Street 1000 Removed	Stoughton Center Business Park, LLC.
053_102	25 Brock Street	Juckett, M. & Corbett, T. Trustees Beta Realty Trust
054_408	15-17 Morton Square	Gouveia Nelson, E. & Kenneth Hobson, Eileen
054_401	48 Wyman Street No Underground	Quality Auto Parts of Stoughton, C/O C H Beckford
054_407	Morton Street (abuts 15-17)	Gouveia Nelson, E. & Kenneth Hobson, Eileen
054_406	Morton Square (next to 25 Brock St?)	Murphy Coal Co. Inc. Above Ground Storage 3 Tanks
053_101	25 Brock Street	Juckett, M. & Corbett, T. Trustees Beta Realty Trust
054_402	Railroad Avenue (Portion of station Parking area) No Tanks	Town of Stoughton
054_403	Railroad Avenue (Portion of station parking area) No Tanks	Town of Stoughton

4/25/12 3:00

Town of Stoughton Tank Removals

Company: Cain Manufacturing

Street: Brock St 25

City: Stoughton **State:** MA

Gasoline:	1-10,000	**Type1:**		**Rem Date1:**	6/15/93	**Contamination1:**	
No 2:		**Type2:**		**Rem Date2:**		**Contamination2:**	
Diesel:		**Type3:**		**Rem Date3:**		**Contamination3:**	
Waste Oil:		**Type4:**		**Rem Date4:**		**Contamination4:**	
Other:	1-15,000	**Type5:**	#4 Oil	**Rem Date5:**	6/15/93	**Contamination5:**	

Removal Company: Hersee **Address:** 1296 Washington Street

Firm Transporting Waste: Enviro Product & Services

Tank Yard: Mid City Scrap Westwood

Inspected By: Lt Jardin

Dep Inspector:

Comments: A 15,000 gallon # 4 Oil and a 10,000 Gasoline tank were removed 6/15/93. There are no notations on the permits regarding contamination.

Date: 1/96

2000 = 1
2001 = 0
2002 0
2003 0
2004 0
2005 0
2006 0
2007 0
2008 = 1
2009 0
2010 0
2011 0
2012 0

Town of Stoughton Tank Removals

Company: New England Furniture

Street: Brock St 26

City: Stoughton **State:** MA

Gasoline:		**Type1:**		**Rem Date1:**		**Contamination1:**	
No 2:	1-500	**Type2:**	Steel	**Rem Date2:**	8/11/93	**Contamination2:**	no
Diesel:		**Type3:**		**Rem Date3:**		**Contamination3:**	
Waste Oil:		**Type4:**		**Rem Date4:**		**Contamination4:**	
Other:		**Type5:**		**Rem Date5:**		**Contamination5:**	

Removal Company: Hersee **Address:** 1296 Washington Street Stoug

Firm Transporting Waste: Enviro Products & Services

Tank Yard: Grants

Inspected By: Lt Jardin

Dep Inspector:

Comments: A 500 gallon fuel oil tank was removed 8/11/93. There is no notation on the permit regarding contamination.

Date: 1/96

Town of Stoughton Tank Removals

Company: MDM Machine

Street: Brock St 25R

City: Stoughton **State:** MA

Gasoline:		**Type1:**		**Rem Date1:**		**Contamination1:**	
No 2:	1-275	**Type2:**	Steel	**Rem Date2:**	10/14/00	**Contamination2:**	
Diesel:		**Type3:**		**Rem Date3:**		**Contamination3:**	
Waste Oil:		**Type4:**		**Rem Date4:**		**Contamination4:**	
Other:		**Type5:**		**Rem Date5:**		**Contamination5:**	

Removal Company: Kelleher **Address:** 265 Plain St. Rockland

Firm Transporting Waste: Same

Tank Yard: Brisco Bailing

Inspected By: Chief Stipp

Dep Inspector:

Comments: No contamination found

Date: 11/16/00

Make application to local Fire Department.
Fire Department retains original application and issues duplicate as Permit.

Commonwealth of Massachusetts

Department of Fire Services – Board of Fire Prevention

APPLICATION and PERMIT

Fee: $50

for storage tank removal and transportation to approved tank disposal yard in accordance with the provisions of M.G.L. Chapter 148, Section 38A, 527 CMR 9.00, application is hereby made by:

Tank Owner

Tank Owner Name (please print) MDM Machine X _____ (Signature (if applying for permit))

Address 25 R Brock St. (Street) Stoughton (City) MA (State) (Zip)

Removal Contractor

Company Name Kelleher (Print)

Address 265 Plain St. Rockland (Print)

Signature (if applying for permit)

☐ IFCI Certified Other _____

Contamination Assessment

Co. or Individual _____ (Print)

Address _____ (Print)

Signature (if applying for permit)

☐ IFCI Certified ☐ LSP # _____ Other _____

Tank Information

Tank Location rear deck - 25 R Brock St. (Street Address) (City)

Tank Capacity (gallons) 275 Substance Last Stored # 2 fuel oil

Tank Dimensions (diameter x length) 60x40x27

Remarks: Tank is upright sitting on dock at location. It is empty

Disposal Information

Firm transporting waste _____ State Lic. # _____

Hazardous waste manifest# _____ E.P.A. # _____

Approved tank disposal yard Brisco Bailing Tank yard # 010

Type of inert gas _____ Tank yard address 45 Freight St. Brockton

Approvals

City or Town Stoughton FDID# 21285 Permit# 00-024

Date of issue 10/11/00 Date of expiration 10/14/00

Dig safe approval number: N/A

Dig Safe Toll Free Tel. Number - 800-322-4844

Signature / Title of Officer granting permit _____

After removal(s) send Form FP-290R signed by Local Fire Dept. to UST Regulatory Compliance Unit, One Ashburton Place, Room 1310, Boston, MA 02108-1618

Town of Stoughton Tank Removals

Company: Owner

Street: Brock St. 025 R

City: Stoughton **State:** MA

Gasoline:		**Type1:**	**Rem Date1:**	**Contamination1:**
No 2:	275	**Type2:**	**Rem Date2:** 3/10/99	**Contamination2:**
Diesel:		**Type3:**	**Rem Date3:**	**Contamination3:**
Waste Oil:		**Type4:**	**Rem Date4:**	**Contamination4:**
Other:		**Type5:**	**Rem Date5:**	**Contamination5:**

Removal Company: ATCO Heating **Address:**

Firm Transporting Waste:

Tank Yard: Brisco Bailing #010

Inspected By:

Dep Inspector:

Comments: Outside tank removal for placement of new tank. Staining on ground from previous problems with this location. This tank seemed to have no leaks.

Date: 3/15/99

Make application to local Fire Department.
Fire Department retains original application and issues duplicate as Permit.

Commonwealth of Massachusetts

Department of Fire Services – Office of the State Fire Marshal

APPLICATION and PERMIT

Fee: $75

for storage tank removal and transportation to approved tank disposal yard in accordance with the provisions of M.G.L. Chapter 148, Section 38A, 527 CMR 9.00, application is hereby made by:

Tank Owner

Tank Owner Name (please print) Stoughton Center Business Park X _____ (Signature (if applying for permit))

Address 2 Canton Street Suite 222 (Street) Stoughton (City) MA (State) 02072 (Zip)

Removal Contractor

Company Name Cyn Environmental (Print)

Address 100 Tosca Drive Stoughton (Print)

Signature (if applying for permit)

----------On file----------

☐ IFCI* Certified Other _____

Contamination Assessment

Co. or Individual Woodard and Curran (Print)

Address 980 Woodard St. Dedham (Print)

Signature (if applying for permit)

_____

☐ IFCI* Certified LSP # 3989 Other _____

Tank Information

Tank Location 2 Canton Street Suite 222 (Street Address) Stoughton (City) MA 02072

Tank Capacity (gallons) 3000 Substance Last Stored #6 oil

Tank Dimensions (diameter x length) 64"x18'

Remarks: Contamination noted. RTN 4-21470 DEP Mike Whiteside

Disposal Information

Firm transporting waste Cyn Environmental State Lic. # MA40

Hazardous waste manifest# 660048JJK E.P.A. # MAD082303777

Approved tank disposal yard Grant CO Tank yard # 008

Type of inert gas CO2 Tank yard address 28 Walcott Street Readville MA

Approvals

City or Town Stoughton FDID# 21285 Permit# 2008-08

Date of issue 8/26/2008 Date of expiration _____

Dig safe approval number: _____ Dig Safe Toll Free Tel. Number · **888-344-7233**

Signature / Title of Officer granting permit Lt. Michael Peck

After removal(s) ("Consumptive Use" fuel oil tanks exempted) send Form FP-290R signed by Local Fire Dept. to UST Regulatory Compliance Unit, Department of Fire Services, P.O. Box 1025, State Road, Stow, MA 01775.

*International Fire Code Institute

Town of Stoughton Tank Removals

Company: Stoughton Crossing

Street: Canton St 002

City: Stoughton **State:** MA

Gasoline:		**Type1:**		**Rem Date1:**		**Contamination1:**	
No 2:		**Type2:**		**Rem Date2:**		**Contamination2:**	
Diesel:		**Type3:**		**Rem Date3:**		**Contamination3:**	
Waste Oil:		**Type4:**		**Rem Date4:**		**Contamination4:**	
Other:	1-10,000	**Type5:**	#4	**Rem Date5:**	11/13/92	**Contamination5:**	

Removal Company: Elia Mascioli General Contracti **Address:** 13 1/2 nantasket Ave Hull, Ma

Firm Transporting Waste: Clean Harbors

Tank Yard: Grants

Inspected By: Lt Roach

Dep Inspector:

Comments: A 10,000 gallon #4 oil tank was removed from the Cochoran Shoe factory. There is no indication on the permit of any contamination.

Date: 1/96

Town of Stoughton Tank Removals

Company: Corcoran Shoe

Street: Canton St 002

City: Stoughton **State:** MA

Gasoline:	1-500	**Type1:**	**Rem Date1:**	11/17/89	**Contamination1:**
No 2:		**Type2:**	**Rem Date2:**		**Contamination2:**
Diesel:		**Type3:**	**Rem Date3:**		**Contamination3:**
Waste Oil:		**Type4:**	**Rem Date4:**		**Contamination4:**
Other:		**Type5:**	**Rem Date5:**		**Contamination5:**

Removal Company: J.F. McNamara **Address:** 161 Morton Street,Stoughton

Firm Transporting Waste:

Tank Yard: Grants

Inspected By:

Dep Inspector:

Comments: Permit shows two tanks were removed. 1-500 gasoline and 1-5,000 gallon tank. The permit does not indicate what product was in the 5,000 gallon tank. The permit does indicate that DEP was notified.

Date: 1/96

Town of Stoughton Tank Removals

Company: Town of Stoughton

Street: Wyman St 45-47

City: Stoughton **State:** MA

Gasoline:		**Type1:**		**Rem Date1:**		**Contamination1:**	
No 2:	4-330	**Type2:**	Steel AST	**Rem Date2:**	1/3/97	**Contamination2:**	no
Diesel:		**Type3:**		**Rem Date3:**		**Contamination3:**	
Waste Oil:		**Type4:**		**Rem Date4:**		**Contamination4:**	
Other:		**Type5:**		**Rem Date5:**		**Contamination5:**	

Removal Company: Keystone Environmental **Address:** P.O. Box 143, Stoughton

Firm Transporting Waste: Western Environmental

Tank Yard: Brockton Iron & Steel

Inspected By: Lt. Paul Roach

Dep Inspector:

Comments: 4-330 gallon aboveground storage tanks were removed with no apparent contamination.

Date: 1/3/97

Stoughton Fire Department Tank Location Report

Company: Murphy Coal Co.

Street: Morton Sq 017

City: Stoughton **State:** MA

Contact Name: **Tel #1:**

Owner: **Tel #2:**

Storage Tanks

Gasoline:		**Type1:**	**Installed1:**	**Tested1:**
# 2 Oil:	3-15k, 2-10	**Type2:** AST	**Installed2:**	**Tested2:**
Diesel:		**Type3:**	**Installed3:**	**Tested3:**
Waste Oil:		**Type4:**	**Installed4:**	**Tested4:**
Other:		**Type5:**	**Installed5:**	**Tested5:**

Total Storage: 65,000

Installation Company:

Additional Comments:

Inspected By: Lt. Scott G. Breen

Comments:

Date: 1/96 **Next Inspection:**

Stoughton Fire Department Tank Location Report

Company: Owner

Street: Morton Sq 011

City: Stoughton **State:** MA

Contact Name: **Tel #1:**

Owner: **Tel #2:**

Storage Tanks

Gasoline:		**Type1:**	**Installed1:**	**Tested1:**
# 2 Oil:	1-1,000	**Type2:**	**Installed2:**	**Tested2:**
Diesel:		**Type3:**	**Installed3:**	**Tested3:**
Waste Oil:		**Type4:**	**Installed4:**	**Tested4:**
Other:		**Type5:**	**Installed5:**	**Tested5:**

Total Storage: 1,000

Installation Company:

Additional Comments:

Inspected By: Lt. Scott G. Breen

Comments:

Date: 1/96 **Next Inspection:**

Stoughton Fire Department Tank Location Report

Company:	New England Furniture		
Street:	Morton Sq 003		
City:	Stoughton	**State:**	MA
Contact Name:		**Tel #1:**	
Owner:		**Tel #2:**	

Storage Tanks

Gasoline:		**Type1:**	**Installed1:**	**Tested1:**
# 2 Oil:	1,000	**Type2:**	**Installed2:**	**Tested2:**
Diesel:		**Type3:**	**Installed3:**	**Tested3:**
Waste Oil:		**Type4:**	**Installed4:**	**Tested4:**
Other:		**Type5:**	**Installed5:**	**Tested5:**

Total Storage: 1,000

Installation Company:

Additional Comments:

Inspected By: Lt. Scott G. Breen

Comments:

Date: 1/96 **Next Inspection:**

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS OF: JAMES G. GRANT CO., INC.
R. 28 WOLCOTT ST.

APPROVED TANK YARD: READVILLE, MA 02137

APPROVED TANK YARD NO. 03501

Tank Yard Ledger 502 CMR 3.03(4) Number: 8 2 0 3 5 8 2

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership JF McManmon and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 21285 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE — TITLE — DATE SIGNED 11-17-89

This signed receipt of disposal must be returned to the local head of the fire department FDID# 21285 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 9/88) (OVER) MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS OF: JAMES G. GRANT CO., INC.
R. 28 WOLCOTT ST.

APPROVED TANK YARD: READVILLE, MA 02137

APPROVED TANK YARD NO. 03501

Tank Yard Ledger 502 CMR 3.03(4) Number: 8 2 0 3 5 8 2

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership JF McManmon and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 21285 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE — TITLE — DATE SIGNED 11-17-89

This signed receipt of disposal must be returned to the local head of the fire department FDID# 21285 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 9/88) (OVER) MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

The Commonwealth of Massachusetts

Department of Public Safety—Division of Fire Prevention

APPLICATION FOR PERMIT FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

DEP notified per Lt. Fawcett

2 Tanks
~~1,000~~ 5,000 Mob
@ 550 (gas)

11-17 (Date) 1989

To: HEAD OF FIRE DEPARTMENT
STOUGHTON
City or Town

C.82 S.40 M.G.L.
DIG SAFE NUMBER
893758 43
Start Date 11-17-89

In accordance with the provisions of Chapter 148, G.L. as provided in Section 38A Application is hereby made by J F McNAMARA + SONS
(Name of Person, Firm or Corporation)

161 MORTON ST. STOUGHTON
Address

For permission to remove and transport underground steel storage tank(s) from
CORCORAN SHOE
2 CANTON ST. STOUGHTON
Street address (city or town)

FDID# 21285 to approved Tank Yard# 03501

State clearly type of inert gas used in steel storage tank _____ Type of inert gas used

Name of Person, Firm, Corporation disposing tank _____

Date issued - rejected 11-17 1989
Date of expiration 11-18 1989 paid/due $20.—

By: John F. McNamara
Signature of Applicant

The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC SAFETY—DIVISION OF FIRE PREVENTION

PERMIT

FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

11-17 (Date) 1989

C.82 S.40 M.G.L.
DIG SAFE NUMBER
893758 43
Start Date 11-17-89

In accordance with the provisions of Chapter 148, G.L. as provided in Section 38A this permit is granted to

Name: J.F. McNAMARA + SONS
Full name of person, firm or Corporation

To transport underground steel storage tank(s) to Approved tank yard# 03501

State clearly type of inert gas used in steel storage tank _____

FDID# 21285

Fee paid $ 20.—

steel tank: _____ method

Name and address of contractor disposing tank

Location to which tank will be transported

03501

This P...

DIMENSIONS

Width Length

Tank 1 ----- X -----

Tank 2 ----- X -----

Tank 3 ----- X -----

Tank 4 ----- X -----

Tank 5 ----- X -----
(feet) (feet)

Tank Removed From

(no. street)

(city or town)

Fire Department
Permit # ---
(if applicable)

DIMENSIONS

Width Length

Tank 1 ----- X -----

Tank 2 ----- X -----

Tank 3 ----- X -----

Tank 4 ----- X -----

Tank 5 ----- X -----
(feet) (feet)

Tank Removed From

(no. street)

(city or town)

Fire Department
Permit # ---
(if applicable)

FORM F.P. 292
(rev. 9/90)

The Commonwealth of Massachusetts
Department of Public Safety
Division of Fire Prevention and Regulation

APPLICATION FOR PERMIT, AND PERMIT, FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

FDID# 21285 Permit # 92-32 Date NOV 12 1992

STOUGHTON
City, Town or District

C.82 S.40 M.G.L.

Fee Paid: $ 25.00

DIG SAFE NUMBER
92463776
start date 11-13-92

In accordance with the provisions of Chapter 148, Sec. 38A, M.G.L., 527 CMR 9.00 application is hereby made by: ELIA A. MASCIOLI GEN. CONT.

Street Address & City or Town: 13½ NANTASKET AVE HULL MA. 02045

Signature of applicant: Elia A. Mascioli

Applicants name printed: ELIA A. MASCIOLI

For permission to remove and transport one underground storage tank from.

Owner: STOUGHTON CROSSING Street Address: SUMMER ST.

Firm transporting waste: Clean Harbors State Lic.#

Hazardous waste manifest # N E.P.A.#

Approved tank yard: Walcott St. Leadville, MA # 03501

Tank yard Address: GRANTS STEEL YEARD

Type of inert gas: Co^2 UL tank #:

Tank capacity: 10,000 Substance last stored: #4

Date of issue: 11-13- 1992 Date of expiration: 11-20- 1992

Signature/Title of Officer granting permit:

KEEP ORIGINAL AS APPLICATION AND ISSUE DUPLICATE AS PERMIT

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS OF APPROVED TANK YARD: JAMES G. GRANT CO., INC. R. 28 WOLCOTT ST. READVILLE, MA 02137

APPROVED TANK YARD NO. 03501

Tank Yard Ledger 502 CMR 3.03(4) Number: 9212037

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership ELIA MASCIOLI and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 21285 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

Ken Grant — SIGNATURE
Vice Pres — TITLE
12-16-92 — DATE SIGNED

This signed receipt of disposal must be returned to the local head of the fire department FDID# 21285 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 9/88) (OVER) MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

DIMENSIONS

	Width		Length
Tank 1	-----	X	-----
Tank 2	-----	X	-----
Tank 3	-----	X	-----
Tank 4	-----	X	-----
Tank 5	-----	X	-----
	(feet)		(feet)

10,000 Gal

Tank Removed From
Summer St
(no. street)
Stoughton
(city or town)

Fire Department Permit # 92-32
(if applicable)

(rev. 9/90)

The Commonwealth of Massachusetts

Department of Public Safety
Division of Fire Prevention and Regulation

APPLICATION FOR PERMIT, AND PERMIT, FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

FDID# 21285 Permit # 93-31 Date 5 / 17 1993

STOUGHTON
City, Town or District

C.82 S.40 M.G.L.

Fee Paid: $ 25

DIG SAFE NUMBER
93186452
start date 5/14/93

In accordance with the provisions of Chapter 148, Sec. 38A, M.G.L., 527 CMR 9.00 application is hereby made by: American Tank & Boiler

Street Address & City or Town: 40 Ellerton Road Quincy Ma. 02169

Signature of applicant: Raymond C Alongi

Applicants name printed: Raymond C. Alongi

For permission to remove and transport one underground storage tank from.

Owner: ALPHA CHEMICAL Co. Street Address: 42 MORTON ST

Firm transporting waste: A.T.B. Environmental State Lic.# MAV000017229

Hazardous waste manifest # — E.P.A.# —

Approved tank yard: James G. Grant Co. # 03501

Tank yard Address: R28 Wolcott St. Readville Hydepark Ma.

Type of inert gas: Co2 UL tank #: —

Tank capacity: 1,000 Substance last stored: # 2 fuel oil

Date of issue: MAY 17 1993 Date of expiration: MAY 20 1993

Signature/Title of Officer granting permit: Lt Daniel M Jordan

KEEP ORIGINAL AS APPLICATION AND ISSUE DUPLICATE AS PERMIT

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS OF APPROVED TANK YARD — JAMES G. GRANT CO., INC. R. 28 WOLCOTT ST. READVILLE, MA 02137

APPROVED TANK YARD NO. — — — 03501 —

Tank Yard Ledger 502 CMR 3.03(4) Number: 9 3 1 3 1 3 7

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership AMERICAN TANK & Boiler and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 2L285 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE — TITLE — 5-17-93 DATE SIGNED

This signed receipt of disposal must be returned to the local head of the fire department FDID# 2L285 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 9/88)

(OVER)

MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

DIMENSIONS

	Width		Length
Tank 1	-----	X	-----
Tank 2	-----	X	----- 5,000gal
Tank 3	-----	X	-----
Tank 4	-----	X	-----
Tank 5	-----	X	-----
	(feet)		(feet)

Tank Removed From

42 Boston ST.
(no. street)

Stoughton
(city or town)

Fire Department Permit # 93-31
(if applicable)

FORM F.P. 292
(rev. 9/90)

The Commonwealth of Massachusetts

Department of Public Safety
Division of Fire Prevention and Regulation

APPLICATION FOR PERMIT, AND PERMIT, FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

FDID# 21285 Permit # 93-55 Date June 15, 1993

Stoughton
City, Town or District

C.82 S.40 M.G.L.

DIG SAFE NUMBER
9324258 6-13-93
start date ~~6-13-93~~

Fee Paid: $ 25.00

In accordance with the provisions of Chapter 148, Sec. 38A, M.G.L., 527 CMR 9.00 application is hereby made by: Scott K Hersee

Street Address & City or Town: 1256 Washington ST

Signature of applicant: Scott K Hersee

Applicants name printed: Scott K Hersee

For permission to remove and transport one underground storage tank from.

Owner: Earl Cain Street Address: 25 Brock ST

Firm transporting waste: Environmental Services State Lic.# 316

Hazardous waste manifest # MAO 125174 E.P.A.# MP508238 1609

Approved tank yard: Grantys #

Tank yard Address: Hyde Park

Type of inert gas: CO2 UL tank #:

Tank capacity: 1000 Substance last stored: gas

Date of issue: 6-15 1993 Date of expiration: 6-18 1993

Signature/Title of Officer granting permit: Lt [signature]

KEEP ORIGINAL AS APPLICATION AND ISSUE DUPLICATE AS PERMIT

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS OF APPROVED TANK YARD: JAMES G. GRANT CO., INC.
R. 28 WOLCOTT ST.
READVILLE, MA 02137

APPROVED TANK YARD NO. 03501

Tank Yard Ledger 502 CMR 3.03(4) Number: 9 3 1 3 5 6 3

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership Scott Hemsley and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 21285 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE _____ TITLE _____ 6-16-93 DATE SIGNED

This signed receipt of disposal must be returned to the local head of the fire department FDID# 21285 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 9/88) (OVER) MASSACHUSETTS STATE FIRE MARSHAL'S OFFI

DIMENSIONS

	Width		Length
Tank 1	-----	X	-----
Tank 2	-----	X	----- 1,000gal
Tank 3	-----	X	-----
Tank 4	-----	X	-----
Tank 5	-----	X	-----
	(feet)		(feet)

Tank Removed From

25 Brock St
(no. street)

Stoughton
(city or town)

Fire Department Permit # 93-55
(if applicable)

FORM F.P. 292
(rev. 9/90)

The Commonwealth of Massachusetts

Department of Public Safety
Division of Fire Prevention and Regulation

APPLICATION FOR PERMIT, AND PERMIT, FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

FDID# 21285 Permit # 93-57 Date 6-15 1993

Stoughton
City, Town or District

C.82 S.40 M.G.L.

Fee Paid: $ 25.00

DIG SAFE NUMBER
93242586
start date 6-13-93

In accordance with the provisions of Chapter 148, Sec. 38A, M.G.L., 527 CMR 9.00 application is hereby made by: Scott Nersee

Street Address & City or Town: 1296 Washington ST

Signature of applicant: Scott K Nersee

Applicants name printed: Scott K Nersee

For permission to remove and transport one underground storage tank from.

Owner: Earl Cain Street Address: 25 Brock ST

Firm transporting waste: Enviroment Serv. State Lic.# 316

Hazardous waste manifest # MAC 175 174 E.P.A.# MA1508238609

Approved tank yard: ~~Grants~~ #

Tank yard Address: ~~Hyde Park~~ WESTPOINT

Type of inert gas: UL tank #:

Tank capacity: 15,000 Substance last stored: ~~#~~ 4

Date of issue: 6-15 1993 Date of expiration: 6-18 1993

Signature/Title of Officer granting permit: Lt

KEEP ORIGINAL AS APPLICATION AND ISSUE DUPLICATE AS PERMIT

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS OF APPROVED TANK YARD: JAMES G. GRANT CO., INC.
R. 28 WOLCOTT ST.
READVILLE, MA 02137

APPROVED TANK YARD NO. 03501

Tank Yard Ledger 502 CMR 3.03(4) Number: 9 3 1 3 5 8 0

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership SCOTT HOUSE
and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 21283 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE | TITLE | 6-17-93 DATE SIGNED

This signed receipt of disposal must be returned to the local head of the fire department FDID# 21283 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 9/88) (OVER) MASSACHUSETTS STATE FIRE MARSHAL'S OFFIC

DIMENSIONS

	Width		Length
Tank 1	-----	X	-----
Tank 2	-----	X	-----
Tank 3	-----	X	-----
Tank 4	-----	X	-----
Tank 5	-----	X	-----
	(feet)		(feet)

10,000

Tank Removed From
25 Brock St.
(no. street)
Stewarton
(city or town)

Fire Department Permit # 93-57
(if applicable)

FORM F.P. 292
(rev. 9/90)

The Commonwealth of Massachusetts

Department of Public Safety
Division of Fire Prevention and Regulation

APPLICATION FOR PERMIT, AND PERMIT, FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

FDID# 21285 Permit # 93-80 Date 8-11 1993

STOUGHTON MA 02072
City, Town or District

C.82 S.40 M.G.L.

DIG SAFE NUMBER 93326705
start date 8-10-93

Fee Paid: $25.00

In accordance with the provisions of Chapter 148, Sec. 38A, M.G.L., 527 CMR 9.00 application is hereby made by: Scott K Hessee

Street Address & City or Town: 1296 Washington ST Stoughton

Signature of applicant: Scott K Hessee

Applicants name printed: Scott K Hessee

For permission to remove and transport one underground storage tank from.

Owner: New England Furniture Street Address: 26 Brock ST

Firm transporting waste: Envir. Ser. + Prod. State Lic.# 316

Hazardous waste manifest # MAG139752 E.P.A.# MA 617-3443061

Approved tank yard: Grants #

Tank yard Address: Readville

Type of inert gas: N A UL tank #: N A

Tank capacity: 500 Substance last stored: #2

Date of issue: 8-11 1993 Date of expiration: 8-14 1993

Signature/Title of Officer granting permit: Lt David McFadden

KEEP ORIGINAL AS APPLICATION AND ISSUE DUPLICATE AS PERMIT

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS OF APPROVED TANK YARD: JAMES G. GRANT CO., INC. ~~R. 28 WOLCOTT ST.~~ ~~READVILLE, MA 02137~~

APPROVED TANK YARD NO. ~~03501~~

Tank Yard Ledger 502 CMR 3.03(4) Number: 9314306

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership Scott Henry and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 21285 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE _____ TITLE _____ DATE SIGNED 5-11-93

This signed receipt of disposal must be returned to the local head of the fire department FDID# 21285 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 9/88) (OVER) MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

DIMENSIONS

	Width		Length
Tank 1	-----	X	-----
Tank 2	-----	X	----- 500gal
Tank 3	-----	X	-----
Tank 4	-----	X	-----
Tank 5	-----	X	-----
	(feet)		(feet)

Tank Removed From
20 Brock ST
(no. street)
Stoughton
(city or town)

Fire Department Permit # 93-80
(if applicable)

FORM F.P. 292
(rev. 9/90)

The Commonwealth of Massachusetts

Department of Public Safety
Division of Fire Prevention and Regulation

APPLICATION FOR PERMIT, AND PERMIT, FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

FDID# 21285 Permit # 97-04 Date January 3, 1997

STOUGHTON MA 02072
City, Town or District

C.82 S.40 M.G.L.

DIG SAFE NUMBER
ABOVEGROUND TANK
start date N/A

Fee Paid: $ NO FEE

In accordance with the provisions of Chapter 148, Sec. 38A, M.G.L., 527 CMR 9.00 application is hereby made by: KEYSTONE ENVIRONMENTAL

Street Address & City or Town: P.O. BOX 143, STOUGHTON, MA 02072

Signature of applicant: Kevin J Stetson

Applicants name printed: KEVIN J. STETSON; OPERATIONS MANAGER

For permission to remove and transport one underground storage tank from.

Owner: STOUGHTON RAILROAD STATION Street Address: 45-47 WYMAN STREET

Firm transporting waste: WEATERN ENVIRONMENTAL State Lic.# MA406

Hazardous waste manifest # MAJ165869 E.P.A.# MA5000000315

Approved tank yard: BRISCO BALING/ BROCKTON IRON & STEEL # 010

Tank yard Address: 45 FREIGHT STREET, BROCKTON, MA 02402

Type of inert gas: DRY ICE (if needed) UL tank #: N/A

Tank capacity: 330 Gallons Substance last stored: #2 HEATING OIL

Date of issue: JANUARY 3, 1997 Date of expiration: 1-7- 1997

Signature/Title of Officer granting permit: H Paul Gould

KEEP ORIGINAL AS APPLICATION AND ISSUE DUPLICATE AS PERMIT

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK (508) 586-4640

NAME AND ADDRESS OF APPROVED TANK YARD: ~~BRIGGS DALING CORP~~ 45 FREIGHT STREET BROCKTON, MA 02402

APPROVED TANK YARD NO. 0 0 0 1 0

Tank Yard Ledger 502 CMR 3.03(4) Number: 9 7 0 0 0 0 5

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership Keystone Envir. P.O.14 Stoughton MA and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 2 1 2 8 5 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE	TITLE	DATE SIGNED
[signature]	BMP	1/6/97

This signed receipt of disposal must be returned to the local head of the fire department FDID# 2 1 2 8 5 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 11/95) (OVER) MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

Tank Data

Gallons 330

Previous Contents #2011

Diameter_____ **Length**_____

Date Received 1/6/97

Serial # (if available)_____

Tank I.D. # (Form FP-290)___

Tank Removed From:

45-47 Wyman St
(No. and Street)

Staughton
(City or Town)

Fire Dept. Permit # 97-04

Owner/Operator to mail revised copy of Notification Form(FP-290, or Fp-290R) to: UST Compliance, Office of the State Fire Marshal, 1010 Commonwealth Avenue, Boston, Ma. 02215.

FORM F.P. 292
(rev. 9/90)

The Commonwealth of Massachusetts

Department of Public Safety
Division of Fire Prevention and Regulation

APPLICATION FOR PERMIT, AND PERMIT, FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

FDID# 21285 Permit # 97-03 Date January 3, 1997

STOUGHTON MA 02072
City, Town or District

C.82 S.40 M.G.L.

DIG SAFE NUMBER
ABOVEGROUND TANK
start date N/A

Fee Paid: $ NO FEE

In accordance with the provisions of Chapter 148, Sec. 38A, M.G.L., 527 CMR 9.00 application is hereby made by: KEYSTONE ENVIRONMENTAL

Street Address & City or Town: P.O. BOX 143, STOUGHTON, MA 02072

Signature of applicant: Kevin J Stetson

Applicants name printed: KEVIN J. STETSON; OPERATIONS MANAGER

For permission to remove and transport one underground storage tank from.

Owner: STOUGHTON RAILROAD STATION Street Address: 45-47 WYMAN STREET

Firm transporting waste: WEATERN ENVIRONMENTAL State Lic.# MA406

Hazardous waste manifest # MAJ165869 E.P.A.# MA5000000315

Approved tank yard: BRISCO BALING/ BROCKTON IRON & STEEL # 010

Tank yard Address: 45 FREIGHT STREET, BROCKTON, MA 02402

Type of inert gas: DRY ICE (if needed) UL tank #: N/A

Tank capacity: 330 Gallons Substance last stored: #2 HEATING OIL

Date of issue: JANUARY 3, 1997 Date of expiration: 1-7- 1997

Signature/Title of Officer granting permit: Lt Paul Roach

KEEP ORIGINAL AS APPLICATION AND ISSUE DUPLICATE AS PERMIT

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS OF APPROVED TANK YARD: BRIGGO BALING CORP, 45 FREIGHT STREET, BROCKTON, MA 02402 (508) 586-4640

APPROVED TANK YARD NO. 0 0 0 1 0

Tank Yard Ledger 502 CMR 3.03(4) Number: 9 7 0 0 0 0 4

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership Keystone Envir. P.O. 143 Stoughton MA 02072 and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 21285 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE	TITLE	DATE SIGNED
[signature]	BMP	11/6/97

This signed receipt of disposal must be returned to the local head of the fire department FDID# 21285 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 11/95) (OVER) MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

Tank Data

Gallons 330

Previous Contents #2 oil

Diameter_____ **Length**_____

Date Received 1/6/97

Serial # (if available)_____

Tank I.D. # (Form **FP-290**)___

Tank Removed From:

45-47 Wyman St
(No. and Street)

Stoughton
(City or Town)

Fire Dept. Permit # 97-03

Owner/Operator to mail revised copy of Notification Form(FP-290, or Fp-290R) to: UST Compliance, Office of the State Fire Marshal, 1010 Commonwealth Avenue, Boston, Ma. 02215.

FORM F.P. 292
(rev. 9/90)

The Commonwealth of Massachusetts

Department of Public Safety
Division of Fire Prevention and Regulation

APPLICATION FOR PERMIT, AND PERMIT, FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

FDID# 21285 Permit # 97-02 Date January 3, 1997

STOUGHTON MA 02072
City, Town or District

C.82 S.40 M.G.L.

DIG SAFE NUMBER
ABOVEGROUND TANK
start date N/A

Fee Paid: $ NO FEE

In accordance with the provisions of Chapter 148, Sec. 38A, M.G.L., 527 CMR 9.00 application is hereby made by: KEYSTONE ENVIRONMENTAL

Street Address & City or Town: P.O. BOX 143, STOUGHTON, MA 02072

Signature of applicant: Kevin J Stetson

Applicants name printed: KEVIN J. STETSON; OPERATIONS MANAGER

For permission to remove and transport one underground storage tank from.

Owner: STOUGHTON RAILROAD STATION Street Address: 45-47 WYMAN STREET

Firm transporting waste: WEATERN ENVIRONMENTAL State Lic.# MA406

Hazardous waste manifest # MAJ165869 E.P.A.# MA5000000315

Approved tank yard: BRISCO BALING/ BROCKTON IRON & STEEL # 010

Tank yard Address: 45 FREIGHT STREET, BROCKTON, MA 02402

Type of inert gas: DRY ICE (if needed) UL tank #: N/A

Tank capacity: 330 Gallons Substance last stored: #2 HEATING OIL

Date of issue: JANUARY 3, 1997 Date of expiration: 1-7 1997

Signature/Title of officer granting permit: Lt Paul Stack

KEEP ORIGINAL AS APPLICATION AND ISSUE DUPLICATE AS PERMIT

(508) 583-4640

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS OF APPROVED TANK YARD: BRIGGS BALING CORP, 45 FREIGHT STREET, BROCKTON, MA 02402

APPROVED TANK YARD NO. 0 0 0 0 0

Tank Yard Ledger 502 CMR 3.03(4) Number: 9 7 0 0 0 0 3

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership Keystone Enviro. P.O.143 Stoughton, MA 02072 and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department FDID# 2 1 2 2 5 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE	TITLE	DATE SIGNED
[signature]	BMP	1/6/97

This signed receipt of disposal must be returned to the local head of the fire department FDID# 2 1 2 2 5 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 11/95) (OVER) MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

Tank Data

Gallons 330

Previous Contents #2011

Diameter_____ **Length**_____

Date Received 1/6/97

Serial # (if available)_____

Tank I.D. # (Form FP-290)___

Tank Removed From:

45-47 Wyman St
(No. and Street)

Stoughton
(City or Town)

Fire Dept. Permit # 97-02

Owner/Operator to mail revised copy of Notification Form(FP-290, or Fp-290R) to: UST Compliance, Office of the State Fire Marshal, 1010 Commonwealth Avenue, Boston, Ma. 02215.

FORM F.P. 292
(rev. 9/90)

The Commonwealth of Massachusetts

Department of Public Safety
Division of Fire Prevention and Regulation

APPLICATION FOR PERMIT, AND PERMIT, FOR REMOVAL AND TRANSPORTATION TO APPROVED TANK YARD

FDID# 21285 Permit # 97-01 Date January 3, 1997

STOUGHTON MA 02072
City, Town or District

C.82 S.40 M.G.L.

Fee Paid: $ NO FEE

DIG SAFE NUMBER
ABOVEGROUND TANK
start date N/A

In accordance with the provisions of Chapter 148, Sec. 38A, M.G.L., 527 CMR 9.00 application is hereby made by: KEYSTONE ENVIRONMENTAL

Street Address & City or Town: P.O. BOX 143, STOUGHTON, MA 02072

Signature of applicant: Kevin Stetson

Applicants name printed: KEVIN J. STETSON; OPERATIONS MANAGER

For permission to remove and transport one underground storage tank from.

Owner: STOUGHTON RAILROAD STATION Street Address: 45-47 WYMAN STREET

Firm transporting waste: WEATERN ENVIRONMENTAL State Lic.# MA406

Hazardous waste manifest # MAJ165869 E.P.A.# MA5000000315

Approved tank yard: BRISCO BALING/ BROCKTON IRON & STEEL # 010

Tank yard Address: 45 FREIGHT STREET, BROCKTON, MA 02402

Type of inert gas: DRY ICE (if needed) UL tank #: N/A

Tank capacity: 330 Gallons Substance last stored: #2 HEATING OIL

Date of issue: JANUARY 3, 1997 Date of expiration: 1-7-1997

Signature/Title of Officer granting permit: Lt. Paul Leach

KEEP ORIGINAL AS APPLICATION AND ISSUE DUPLICATE AS PERMIT

RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS OF APPROVED TANK YARD: BROCCO BALING CORP, 45 FREIGHT STREET, BROCKTON MA 02402

APPROVED TANK YARD NO. 0 0 0 1 0

Tank Yard Ledger 502 CMR 3.03(4) Number: 9 7 0 0 0 0 2

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership Houston Environ. P.O. 143 Stoughton MA 02072 and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards.
A valid permit was issued by LOCAL Head of Fire Department FDID# 2 1 2 8 5 to transport this tank to this yard.
Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE	TITLE	DATE SIGNED
	BKP	1/6/97

This signed receipt of disposal must be returned to the local head of the fire department FDID# 2 1 2 8 5 pursuant to 502 CMR 3:00. (EACH TANK MUST HAVE A RECEIPT OF DISPOSAL)

FORM F.P. 291 (rev. 11/95) (OVER) MASSACHUSETTS STATE FIRE MARSHAL'S OFFICE

Tank Data

Gallons 330

Previous Contents #2011

Diameter_____ **Length**_____

Date Received 1/6/97

Serial # (if available)_____

Tank I.D. # (Form FP-290)___

Tank Removed From:

45-47 Wyman St
(No. and Street)

Stoughton
(City or Town)

Fire Dept. Permit # 97-01

Owner/Operator to mail revised copy of Notification Form(FP-290, or Fp-290R) to: UST Compliance, Office of the State Fire Marshal, 1010 Commonwealth Avenue, Boston, Ma. 02215.

Make application to local Fire Department.
Fire Department retains original application and issues duplicate as Permit.

Commonwealth of Massachusetts

Department of Fire Services – Board of Fire Prevention

APPLICATION and PERMIT

Fee: $50.-

for storage tank removal and transportation to approved tank disposal yard in accordance with the provisions of M.G.L. Chapter 148, Section 38A, 527 CMR 9.00, application is hereby made by:

Tank Owner

Tank Owner Name (please print) JOHN SEMBROWSKY x _____ (Signature (if applying for permit))

Address 34 FOREST RD (Street) STOUGHTON (City) MA. (State) 02072 (Zip)

Removal Contractor

Company Name _____ (Print)

Address _____ (Print)

Signature (if applying for permit)

_____

☐ IFCI Certified Other _____

Contamination Assessment

Co. or Individual _____ (Print)

Address _____ (Print)

Signature (if applying for permit)

_____

☐ IFCI Certified ☐ LSP # _____ Other _____

Tank Information

Tank Location 3 MORTON ST (Street Address) STOUGHTON (City)

Tank Capacity (gallons) 1,000 Substance Last Stored FUEL OIL

Tank Dimensions (diameter x length) 4' X 8'

Remarks: _____

Disposal Information

Firm transporting waste C&N ENV. State Lic. # _____

Hazardous waste manifest# _____ E.P.A. # _____

Approved tank disposal yard BROCKTON IRON + STEEL Tank yard # 010

Type of inert gas _____ Tank yard address _____

Approvals

City or Town STOUGHTON FDID# 21285 Permit# 99-21

Date of issue 6/15/99 Date of expiration 6/18/99

Dig safe approval number: 19992407566 Dig Safe Toll Free Tel. Number - 800-322-4844

Signature / Title of Officer granting permit Dep. Chief Paul Frost

After removal(s) send Form FP-290R signed by Local Fire Dept. to UST Regulatory Compliance Unit, One Ashburton Pl.

Form FP 291

Commonwealth of Massachusetts
Department of Fire Services - Office of the State Fire Marshal
RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

NAME AND ADDRESS OF APPROVED TANK YARD

~~(508) 586-4640~~
BRISCO BALING CORP
45 FREIGHT STREET
BROCKTON, MA 02402

APPROVED TANK YARD NO. 00010 Tank Yard Ledger 502 CMR 3.03 (4) Number: 9900413

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership JOHN DEMBROWSKY and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department. FDID# 2 1 2 8 5 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE _____ TITLE GM DATE SIGNED 6/15/99

This signed receipt of disposal **must be returned** to the local head of the fire department FDID# 2 1 2 8 5 pursuant to 502 CMR 3.00.

EACH TANK MUST HAVE A RECEIPT OF DISPOSAL

TANK DATA

Gallons 1000

Previous Contents fuel oil

Diameter _____ Length _____

Date Received _____

Serial # (if available) _____

Tank I.D. # (Form FP-290) _____

TANK REMOVED FROM

3 MORTON ST
(No. and Street)

STOUGHTON
(City or Town)

Fire Department Permit # 99-21

DIG SAFE # 19992407526

Owner/Operator to mail revised copy of Notification Form (FP290, or FP290R) to : UST Compliance, Office of the State Fire Marshal, P.O. Box 1025 State Road, Stow, MA 01775.

Make application to local Fire Department.
Fire Department retains original application and issues duplicate as Permit.

Commonwealth of Massachusetts

Department of Fire Services – Board of Fire Prevention

APPLICATION and PERMIT

Fee: $50.00

for storage tank removal and transportation to approved tank disposal yard in accordance with the provisions of M.G.L. Chapter 148, Section 38A, 527 CMR 9.00, application is hereby made by:

Tank Owner

Tank Owner Name (please print) EARL CAIN X _____ (Signature (if applying for permit))

Address 25R Brock St (Street) Stoughton (City) MA (State) 02072 (Zip)

Removal Contractor

Company Name ATCO Heating (Print)

Address _____ (Print)

Signature (if applying for permit)

☐ IFCI Certified Other _____

Contamination Assessment

Co. or Individual _____ (Print)

Address _____ (Print)

Signature (if applying for permit)

☐ IFCI Certified ☐ LSP # _____ Other _____

Tank Information

Tank Location Outside 25R Brock St (Street Address) (City)

Tank Capacity (gallons) 275 Substance Last Stored #2 fuel oil

Tank Dimensions (diameter x length) _____

Remarks: Outside tank - staining on ground - No leaks in tank

Disposal Information

Firm transporting waste _____ State Lic. # _____

Hazardous waste manifest# _____ E.P.A. # _____

Approved tank disposal yard Brisco Bailey Tank yard # #010

Type of inert gas _____ Tank yard address 45 Freight St Brockton

Approvals

City or Town Stoughton FDID# 21255 Permit# 99-19

Date of issue 3/10/99 Date of expiration 3/15/99

Dig safe approval number: N/A

Dig Safe Toll Free Tel. Number - 800-322-4844

Signature / Title of Officer granting permit DEC /FC

After removal(s) send Form FP-290R signed by Local Fire Dept. to UST Regulatory Compliance Unit, One Ashburton Place, Room 1310, Boston, MA 02108-1618.

Commonwealth of Massachusetts
Department of Fire Services - Office of the State Fire Marshal
RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

Form FP 291

NAME AND ADDRESS OF APPROVED TANK YARD

(508) 586-4640
BRISCO BALING CORP
45 FREIGHT STREET
BROCKTON, MA 02402

APPROVED TANK YARD NO. 00010 Tank Yard Ledger 502 CMR 3.03 (4) Number: 9801286

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership ATCO HEATING + A/C and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department. FDID# ____ ____ ____ ____ ____ to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

SIGNATURE _____ TITLE _____ DATE SIGNED 3/11/99

This signed receipt of disposal **must be returned** to the local head of the fire department FDID# ____ ____ ____ ____ ____ pursuant to 502 CMR 3.00.

EACH TANK MUST HAVE A RECEIPT OF DISPOSAL

TANK DATA

Gallons 275 gal

Previous Contents Fuel Oil

Diameter _____ Length _____

Date Received _____

Serial # (if available) _____

Tank I.D. # (Form FP-290) _____

TANK REMOVED FROM

25 Rear Brock St
(No. and Street)

Stoughton
(City or Town)

Fire Department Permit # 990310

Owner/Operator to mail revised copy of Notification Form (FP290, or FP290R) to : UST Compliance, Office of the State Fire Marshal, P.O. Box 1025 State Road, Stow, MA 01775.

Make application to local Fire Department.
Fire Department retains original application and issues duplicate as Permit.

Commonwealth of Massachusetts

Department of Fire Services – Board of Fire Prevention

APPLICATION and PERMIT

Fee: $50

for storage tank removal and transportation to approved tank disposal yard in accordance with the provisions of M.G.L. Chapter 148, Section 38A, 527 CMR 9.00, application is hereby made by:

Tank Owner

Tank Owner Name (please print) MDM Machine X _____ (Signature (if applying for permit))

Address 25 R Brock St. (Street) Stoughton (City) MA (State) _____ (Zip)

Removal Contractor

Company Name Kelleher (Print)

Address 265 Plain St. Rockland (Print)

Signature (if applying for permit) _____

☐ IFCI Certified Other _____

Contamination Assessment

Co. or Individual _____ (Print)

Address _____ (Print)

Signature (if applying for permit) _____

☐ IFCI Certified ☐ LSP # _____ Other _____

Tank Information

Tank Location rear deck - 25 R Brock St. (Street Address) (City)

Tank Capacity (gallons) 275 Substance Last Stored # 2 fuel oil

Tank Dimensions (diameter x length) 60x40x27

Remarks: Tank is upright sitting on dock at location. It is empty

Disposal Information

Firm transporting waste _____ State Lic. # _____

Hazardous waste manifest# _____ E.P.A. # _____

Approved tank disposal yard Brisco Bailing Tank yard # 010

Type of inert gas _____ Tank yard address 45 Freight St. Brockton

Approvals

City or Town Stoughton FDID# 21285 Permit# 00-024

Date of Issue 10/11/00 Date of expiration 10/14/00

Dig safe approval number: N/A

Dig Safe Toll Free Tel. Number - 800-322-4844

Signature / Title of Officer granting permit _____

After removal(s) send Form FP-200R signed by Local Fire Dept. to UST Regulatory Compliance Unit, One Ashburton Place, Room 1310, Boston, MA 02108-1618

Make application to local Fire Department.
Fire Department retains original application and issues duplicate as Permit.

Commonwealth of Massachusetts

Department of Fire Services – Board of Fire Prevention

APPLICATION and PERMIT

Fee: $50

for storage tank removal and transportation to approved tank disposal yard in accordance with the provisions of M.G.L. Chapter 148, Section 38A, 527 CMR 9.00, application is hereby made by:

Tank Owner

Tank Owner Name (please print) M&M Machine Ed Solari x ____ Signature (if applying for permit)

Address 25R Beach St. (Street) ____ (City) ____ (State) ____ (Zip)

Removal Contractor

Company Name KELLIHER. (Print)

Address 265 Plain St Rockland (Print)

Signature (if applying for permit) Fred Kelli...

☐ IFCI Certified   Other ____

Contamination Assessment

Co. or Individual ____ (Print)

Address ____ (Print)

Signature (if applying for permit) ____

☐ IFCI Certified   ☐ LSP # ____   Other ____

Tank Information

Tank Location ____ (Street Address) Stoughton (City)

Tank Capacity (gallons) 275   Substance Last Stored #2

Tank Dimensions (diameter x length) 60X44X27

Remarks: Tank is upright sitting on dock at location empty.

Disposal Information

Firm transporting waste ____   State Lic. # ____

Hazardous waste manifest# ____   E.P.A. # ____

Approved tank disposal yard Brisco   Tank yard # 010

Type of inert gas ____   Tank yard address 45 Freight St Stoughton

Approvals

City or Town Stoughton Fire Dept.   FDID# 21285   Permit# 00-24

Date of issue 10/11/00   Date of expiration 10/14/00

Dig safe approval number: Above Ground tank   Dig Safe Toll Free Tel. Number - 800-322-4844

Signature / Title of Officer granting permit [signature]

After removal(s) send Form FP-290R signed by Local Fire Dept. to UST Regulatory Compliance Unit, One Ashburton Place, Room 1310, Boston, MA 02108-1618.

1-781-344-3132

Commonwealth of Massachusetts
Department of Fire Services - Office of the State Fire Marshal
RECEIPT OF DISPOSAL OF UNDERGROUND STEEL STORAGE TANK

Form FP 291

(508) 586-4640
BRISCO BALING CORP
46 FREIGHT STREET
BROCKTON, MA 02402

NAME AND ADDRESS OF APPROVED TANK YARD

APPROVED TANK YARD NO. 010 Tank Yard Ledger 502 CMR 3.03 (4) Number: 2000 2268

I certify under penalty of law I have personally examined the underground steel storage tank delivered to this "approved tank yard" by firm, corporation or partnership Kelliher and accepted same in conformance with Massachusetts Fire Prevention Regulation 502 CMR 3.00 Provisions for Approving Underground Steel Storage Tank dismantling yards. A valid permit was issued by LOCAL Head of Fire Department. FDID# 2 1 2 8 5 to transport this tank to this yard.

Name and official title of approved tank yard owner or owners authorized representative:

Damaris Eastman — SIGNATURE
Manager — TITLE
11-13-2000 — DATE SIGNED

This signed receipt of disposal **must be returned** to the local head of the fire department FDID# 2 1 2 8 5 pursuant to 502 CMR 3.00.

EACH TANK MUST HAVE A RECEIPT OF DISPOSAL

TANK DATA

Gallons 275

Previous Contents #2

Diameter _____ **Length** _____

Date Received 10/13/00

Serial # (if available) _____

Tank I.D. # (Form FP-290) _____

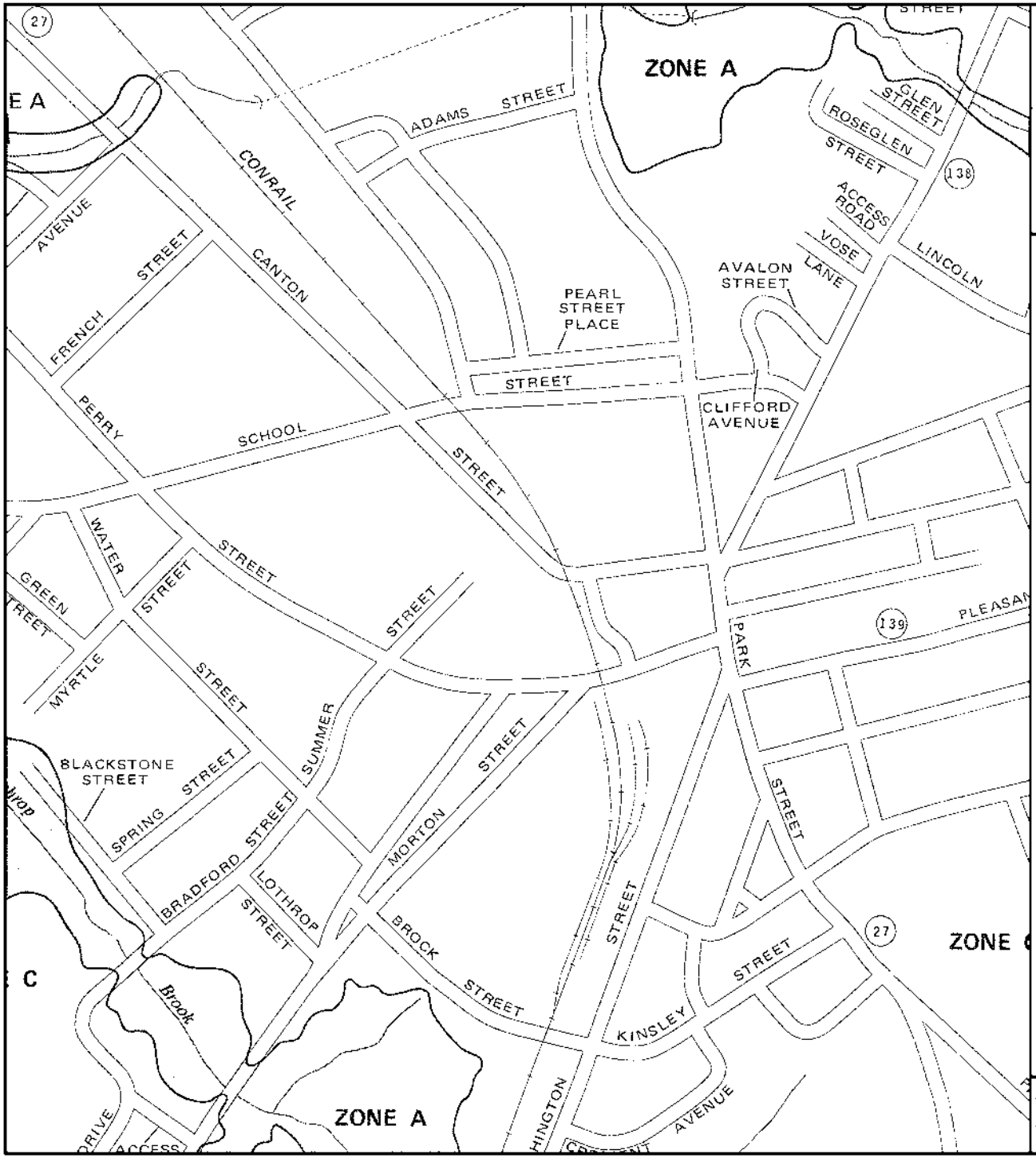
TANK REMOVED FROM

25 R Brock ST
(No. and Street)

Stoughton
(City or Town)

Fire Department Permit # 00-24

Owner/Operator to mail revised copy of Notification Form (FP290, or FP290R) to : UST Compliance, Office of the State Fire Marshal, P.O. Box 1025 State Road, Stow, MA 01775.



APPROXIMATE SCALE

600 0 600 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF
STOUGHTON,
MASSACHUSETTS
NORFOLK COUNTY

PANEL 1 OF 4
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
250253 0001 B

EFFECTIVE DATE:
JUNE 1, 1982

Federal Emergency Management Agency

Appendix E
Sanborn Maps

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Stoughton Station
Wyman Street/Brock Street
Stoughton, MA 02072

Inquiry Number: 3308239.3
April 23, 2012

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

4/23/12

Site Name:
Stoughton Station
Wyman Street/Brock Street
Stoughton, MA 02072

Client Name:
Vanasse Hangen Brustlin, Inc.
101 Walnut Street
Watertown, MA 02471

EDR Inquiry # 3308239.3

Contact: Katie Kudzma

EDR® Environmental Data Resources Inc

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Vanasse Hangen Brustlin, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, State, Zip: Stoughton, MA 02072
Cross Street:
P.O. # 10111
Project: NA
Certification # 95C3-4A5F-9231

Maps Provided:

1966	1896
1949	1891
1923	1885
1912	
1906	
1901	

Sanborn® Library search results
Certification # 95C3-4A5F-9231

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

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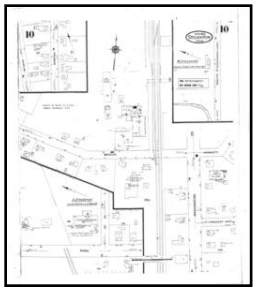
Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1966 Source Sheets

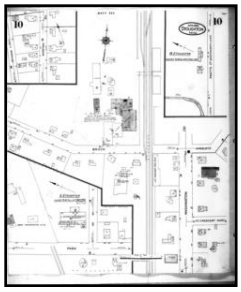
Volume 1, Sheet 8



Volume 1, Sheet 10

1949 Source Sheets

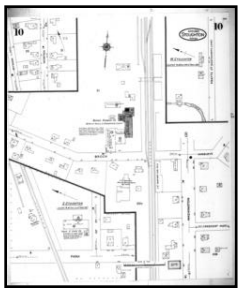
Volume 1, Sheet 8



Volume 1, Sheet 10

1923 Source Sheets

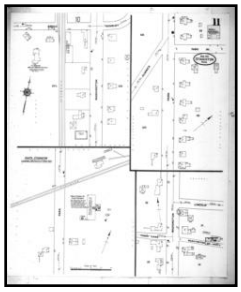
Volume 1, Sheet 8



Volume 1, Sheet 10

1912 Source Sheets

Volume 1, Sheet 10



Volume 1, Sheet 11

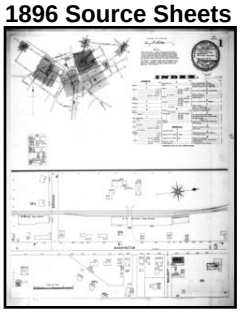
1906 Source Sheets

Volume 1, Sheet 9

1901 Source Sheets

Volume 1, Sheet Keymap/Sheet1

1896 Source Sheets

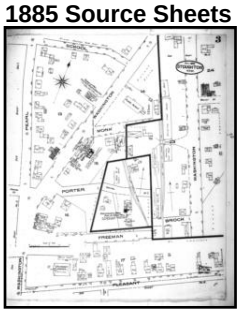


Volume 1, Sheet Keymap/Sheet1

1891 Source Sheets

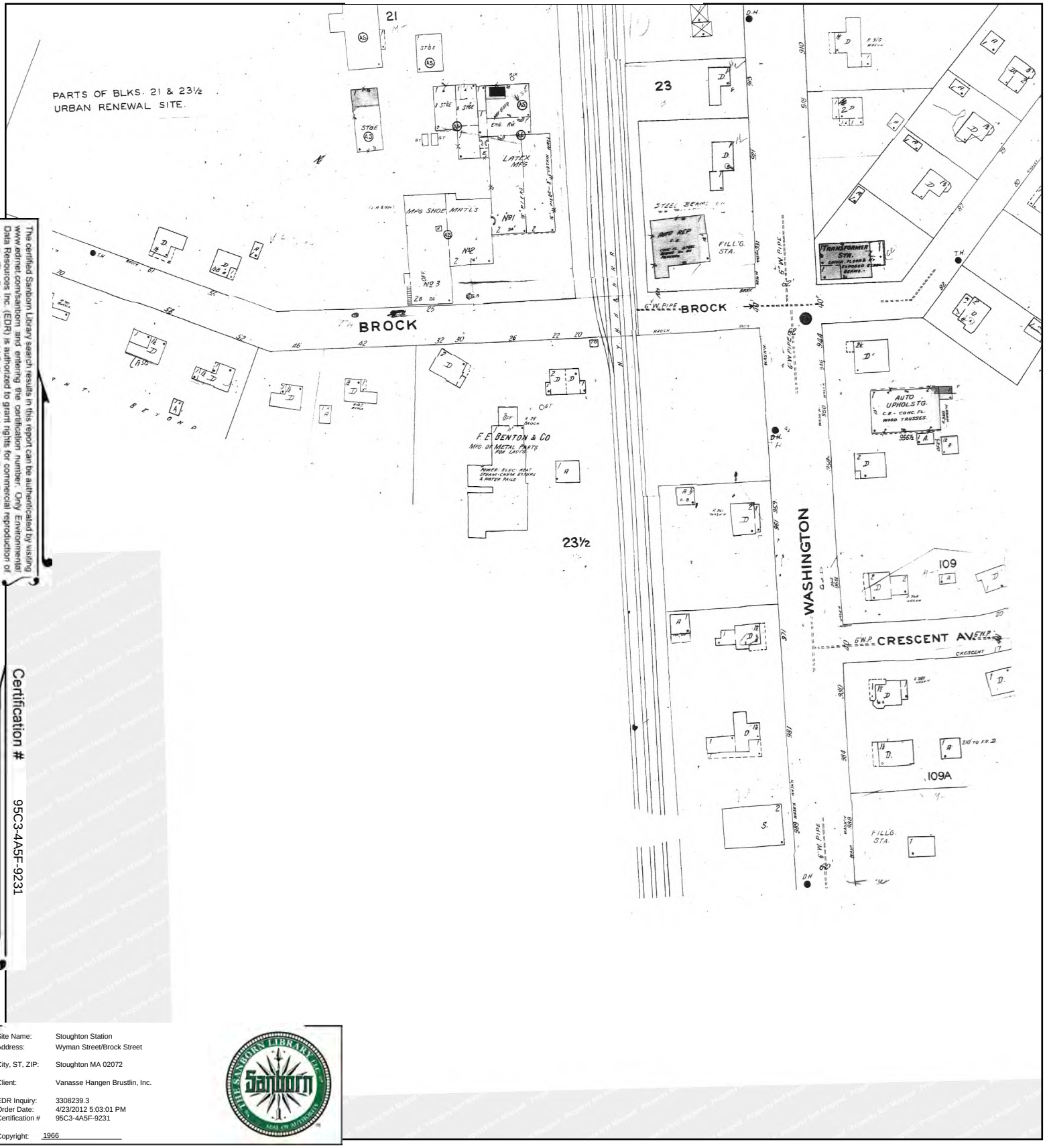
Volume 1, Sheet 3

1885 Source Sheets



Volume 1, Sheet 3

1966 Certified Sanborn Map



Certification # 95C3-4A5F-9231

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
Client: Vanasse Hangen Brustlin, Inc.
EDR Inquiry: 3308239.3
Order Date: 4/23/2012 5:03:01 PM
Certification # 95C3-4A5F-9231
Copyright: 1966

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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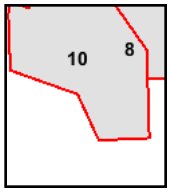
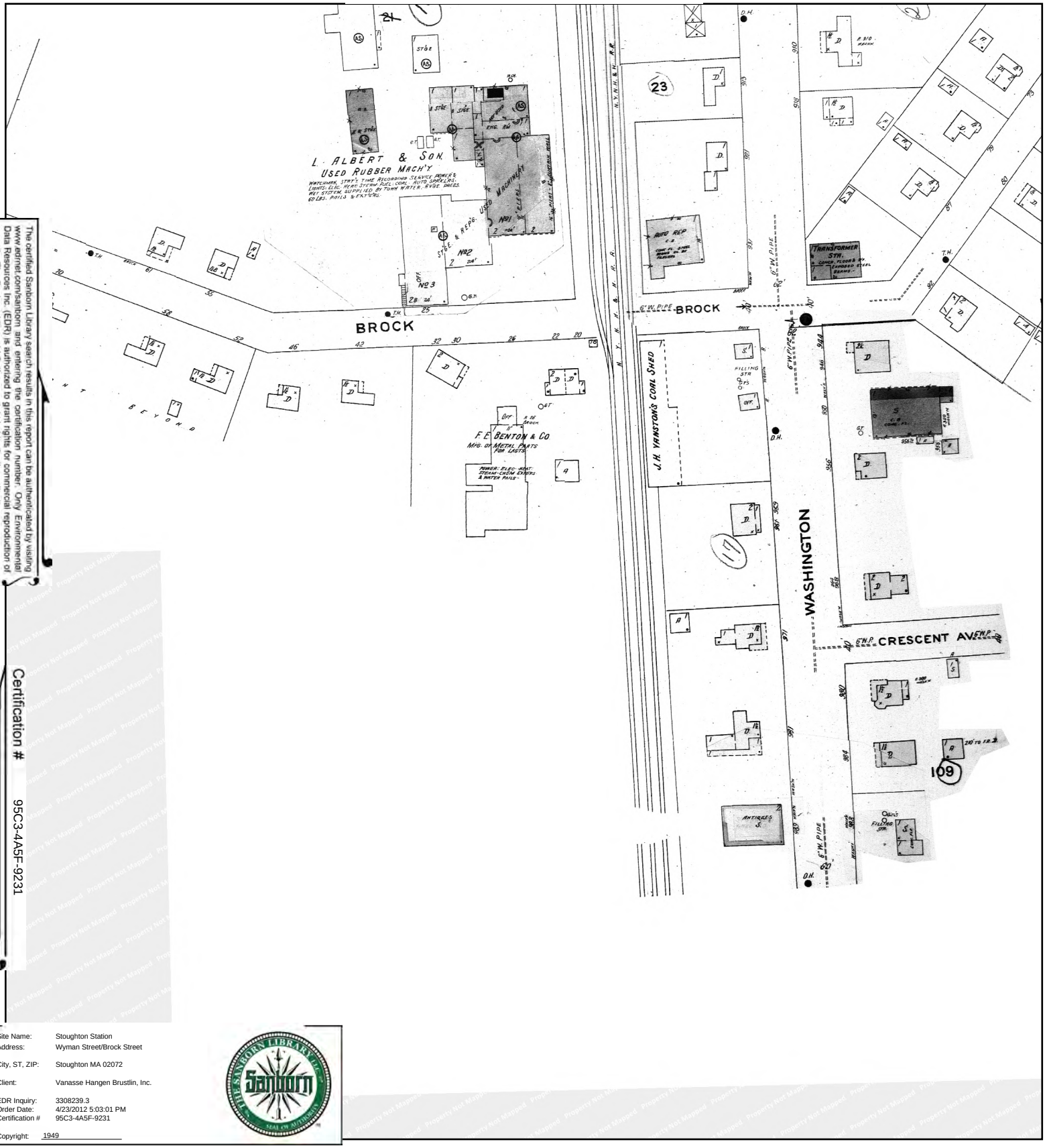


Volume 1, Sheet 8
Volume 1, Sheet 10

N

1949 Certified Sanborn Map



Certification # 95C3-4A5F-9231

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
Client: Vanasse Hangen Brustlin, Inc.
EDR Inquiry: 3308239.3
Order Date: 4/23/2012 5:03:01 PM
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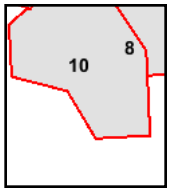
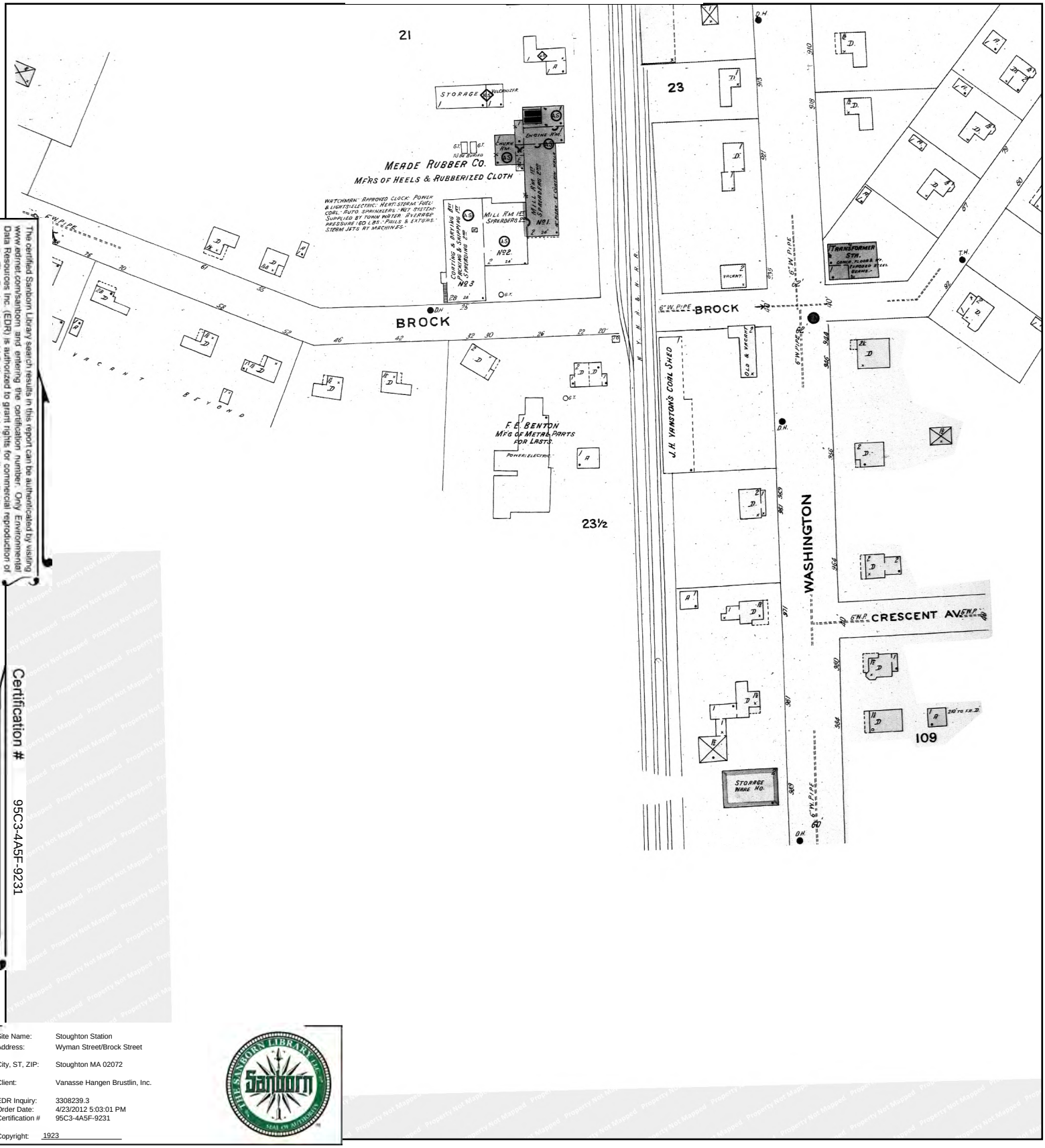


Volume 1, Sheet 8
Volume 1, Sheet 10

N

1923 Certified Sanborn Map



Certification # 95C3-4A5F-9231

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
Client: Vanasse Hangen Brustlin, Inc.
EDR Inquiry: 3308239.3
Order Date: 4/23/2012 5:03:01 PM
Certification # 95C3-4A5F-9231
Copyright: 1923

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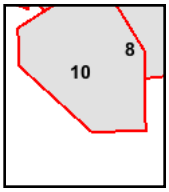
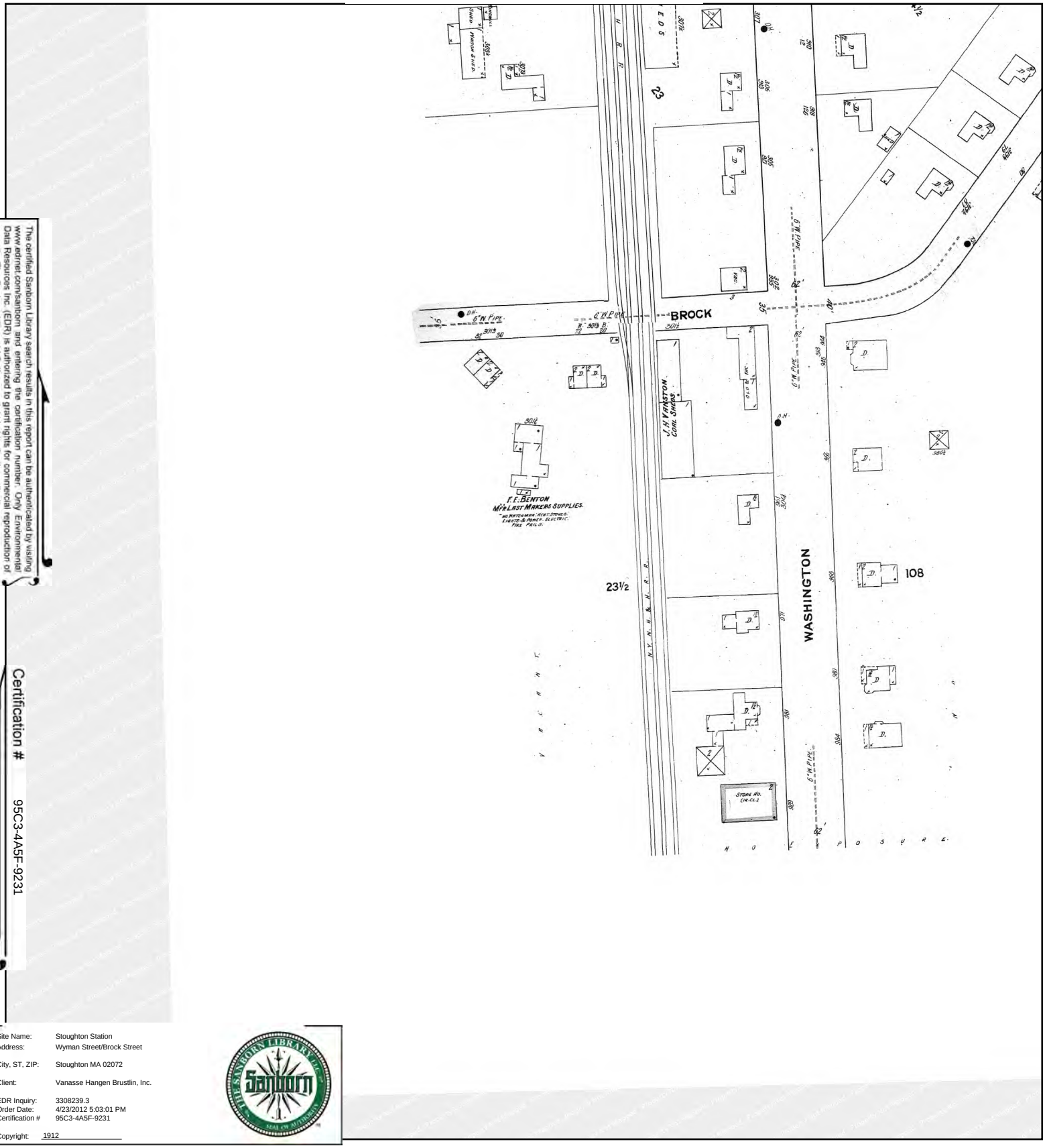


Volume 1, Sheet 8
Volume 1, Sheet 10

N

1912 Certified Sanborn Map



Certification # 95C3-4A5F-9231

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
Client: Vanasse Hangen Brustlin, Inc.
EDR Inquiry: 3308239.3
Order Date: 4/23/2012 5:03:01 PM
Certification # 95C3-4A5F-9231
Copyright: 1912

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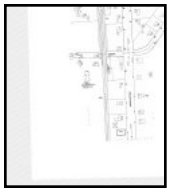
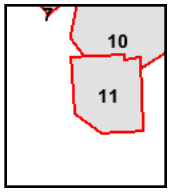
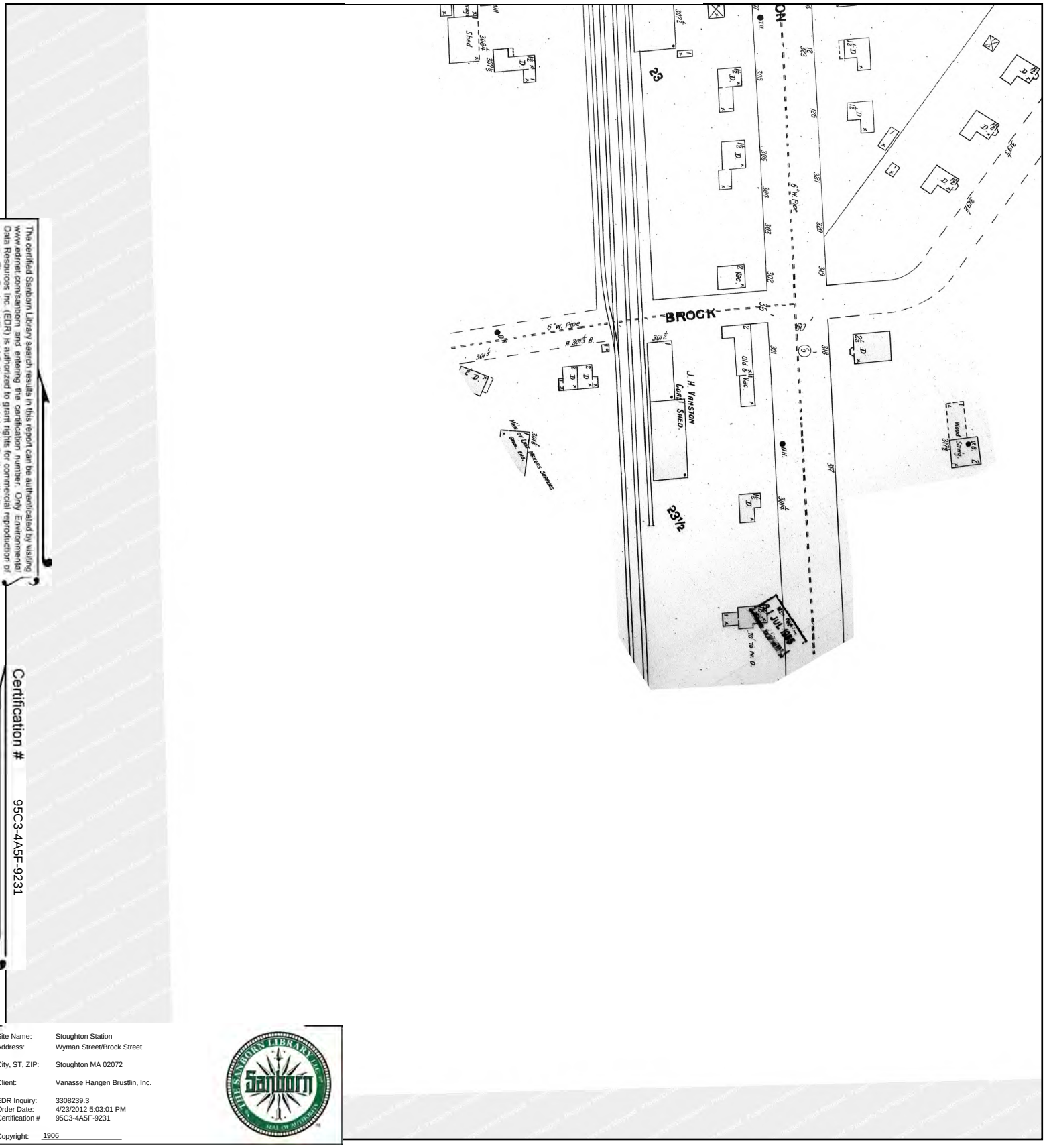




Volume 1, Sheet 10
Volume 1, Sheet 11

N

1906 Certified Sanborn Map



Certification # 95C3-4A5F-9231

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
Client: Vanasse Hangen Brustlin, Inc.
EDR Inquiry: 3308239.3
Order Date: 4/23/2012 5:03:01 PM
Certification # 95C3-4A5F-9231
Copyright: 1906

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Outlined areas indicate map sheets within the collection.

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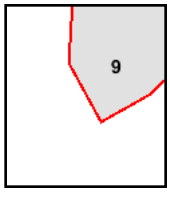
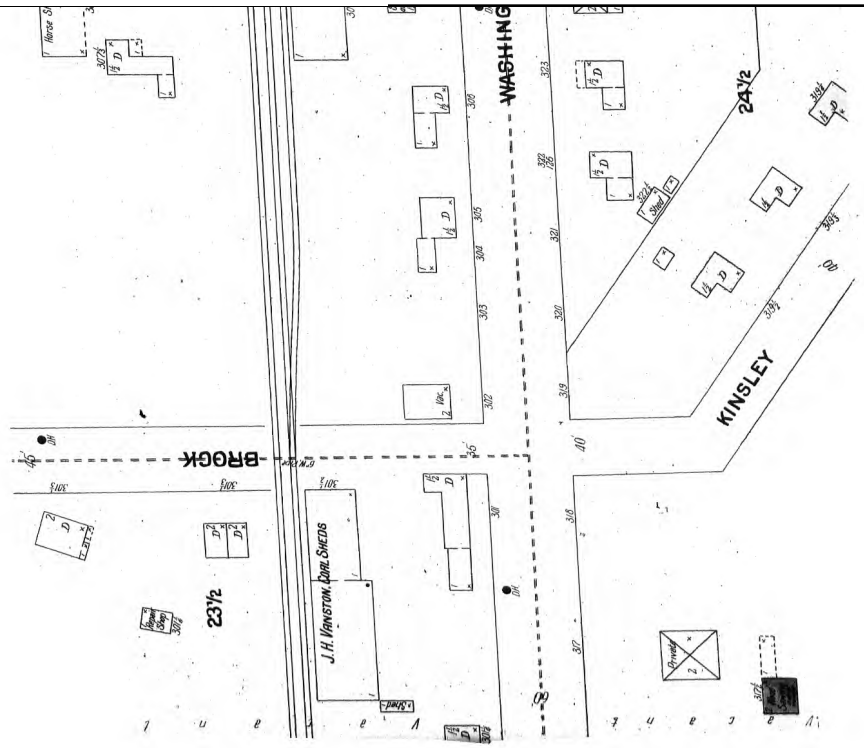


Volume 1, Sheet 9

N

1901 Certified Sanborn Map



Certification # 95C3-4A5F-9231

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
Client: Vanasse Hangen Brustlin, Inc.
EDR Inquiry: 3308239.3
Order Date: 4/23/2012 5:03:01 PM
Certification # 95C3-4A5F-9231
Copyright: 1901

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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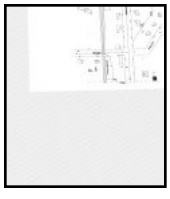
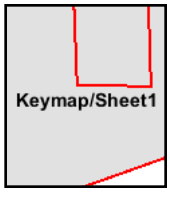
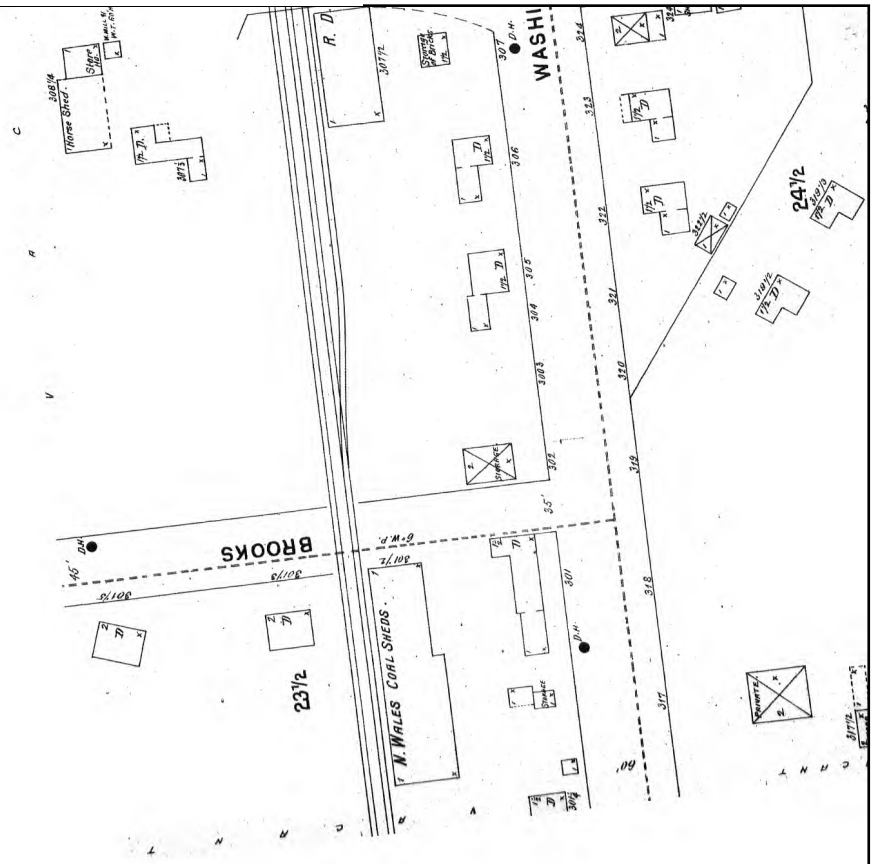




Volume 1, Sheet Keymap/Sheet1

N

1896 Certified Sanborn Map



Certification # 95C3-4A5F-9231

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
Client: Vanasse Hangen Brustlin, Inc.
EDR Inquiry: 3308239.3
Order Date: 4/23/2012 5:03:01 PM
Certification # 95C3-4A5F-9231
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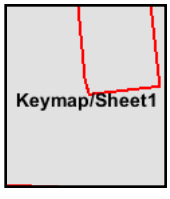
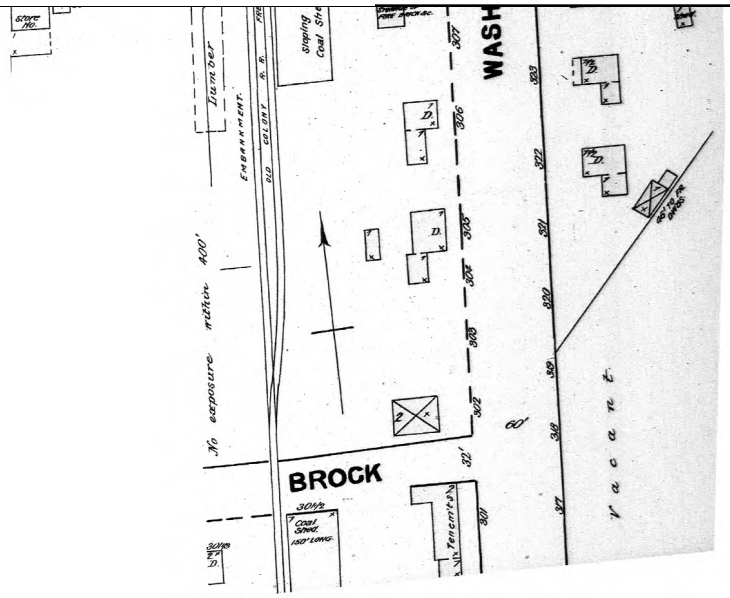


Volume 1, Sheet Keymap/Sheet1

N

1891 Certified Sanborn Map



Certification # 95C3-4A5F-9231

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City, ST, ZIP: Stoughton MA 02072
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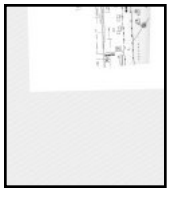

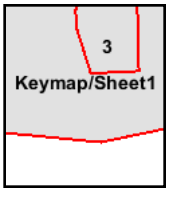

Volume 1, Sheet 3

N

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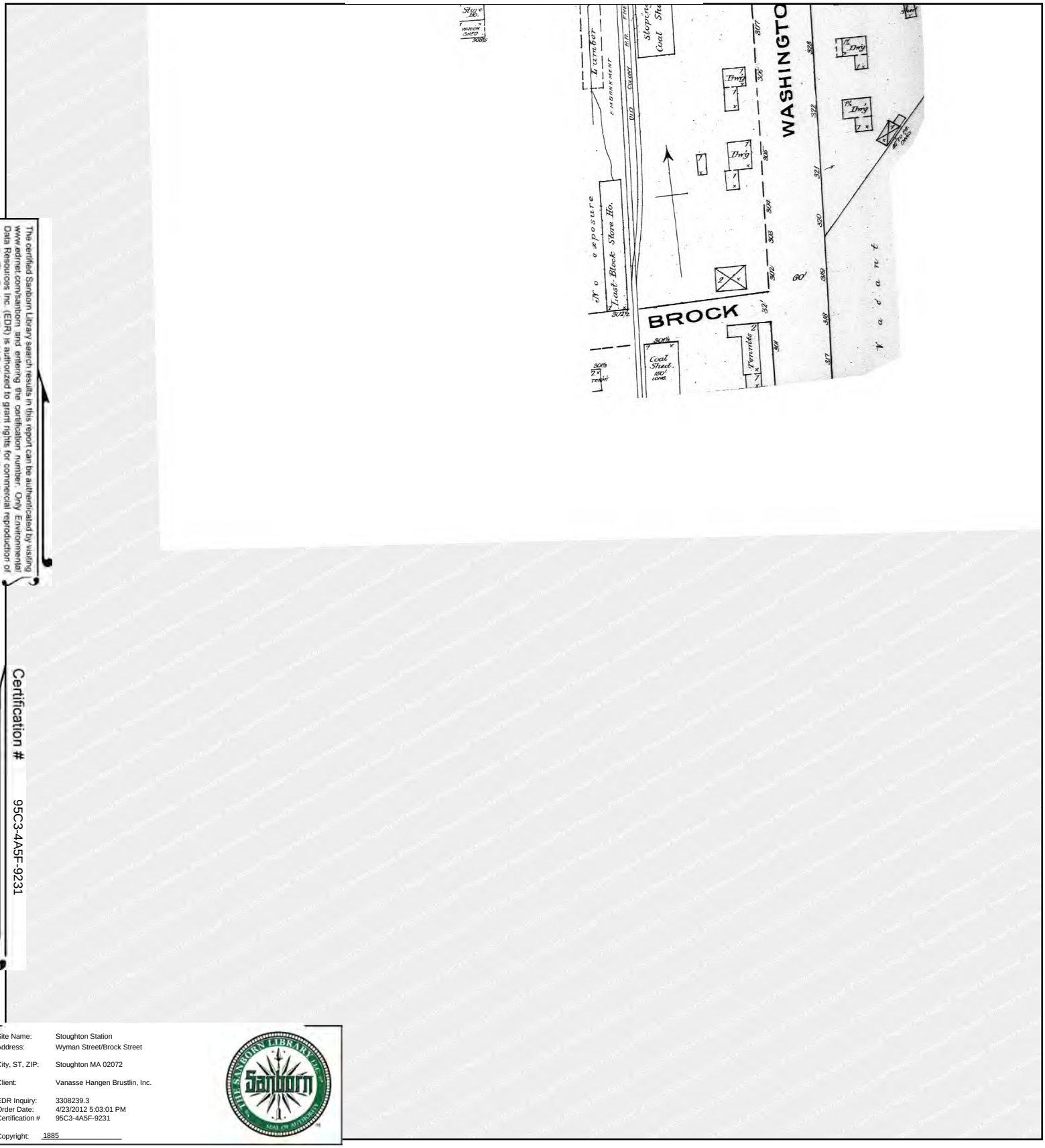

Certification # 95C3-4A5F-9231

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
Client: Vanasse Hangen Brustlin, Inc.
EDR Inquiry: 3308239.3
Order Date: 4/23/2012 5:03:01 PM
Certification # 95C3-4A5F-9231
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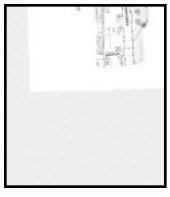

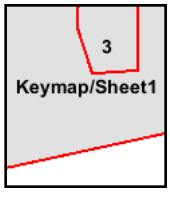

Volume 1, Sheet 3

N

Stoughton Station
Wyman Street/Brock Street
Stoughton, MA 02072

Inquiry Number: 3308239.3
April 23, 2012

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

4/23/12

Site Name:
Stoughton Station
Wyman Street/Brock Street
Stoughton, MA 02072

Client Name:
Vanasse Hangen Brustlin, Inc.
101 Walnut Street
Watertown, MA 02471

EDR Inquiry # 3308239.3

Contact: Katie Kudzma

EDR® Environmental Data Resources Inc

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Certified Sanborn Results:

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, State, Zip: Stoughton, MA 02072
Cross Street:
P.O. # 10111
Project: NA
Certification # 95C3-4A5F-9231

Maps Provided:

1966	1896
1949	1891
1923	1885
1912	
1906	
1901	

Sanborn® Library search results
Certification # 95C3-4A5F-9231

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1966 Source Sheets


Volume 1, Sheet 2


Volume 1, Sheet 3


Volume 1, Sheet 4


Volume 1, Sheet 11

1949 Source Sheets

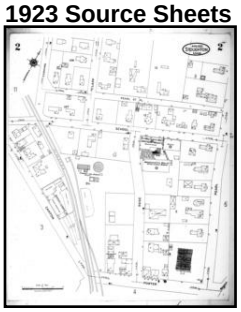

Volume 1, Sheet 2


Volume 1, Sheet 3


Volume 1, Sheet 4


Volume 1, Sheet 11

1923 Source Sheets


Volume 1, Sheet 2

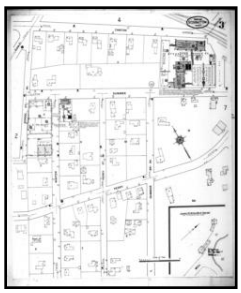

Volume 1, Sheet 3


Volume 1, Sheet 4


Volume 1, Sheet 11

1912 Source Sheets


Volume 1, Sheet 2


Volume 1, Sheet 3


Volume 1, Sheet 4


Volume 1, Sheet 7

1906 Source Sheets

Volume 1, Sheet 2

Volume 1, Sheet 3

Volume 1, Sheet 6

1901 Source Sheets

Volume 1, Sheet 2

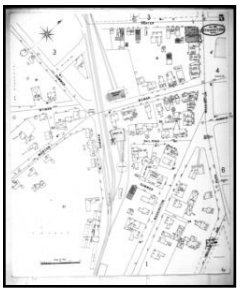
Volume 1, Sheet 3

Volume 1, Sheet 5

1896 Source Sheets

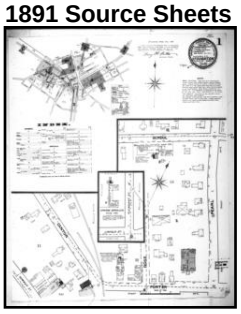
Volume 1, Sheet 2

Volume 1, Sheet 3



Volume 1, Sheet 5

1891 Source Sheets

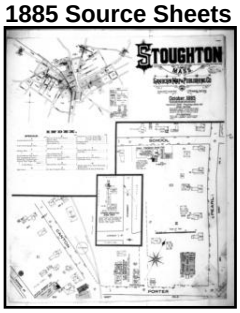


Volume 1, Sheet Keymap/Sheet1

Volume 1, Sheet 2

Volume 1, Sheet 5

1885 Source Sheets

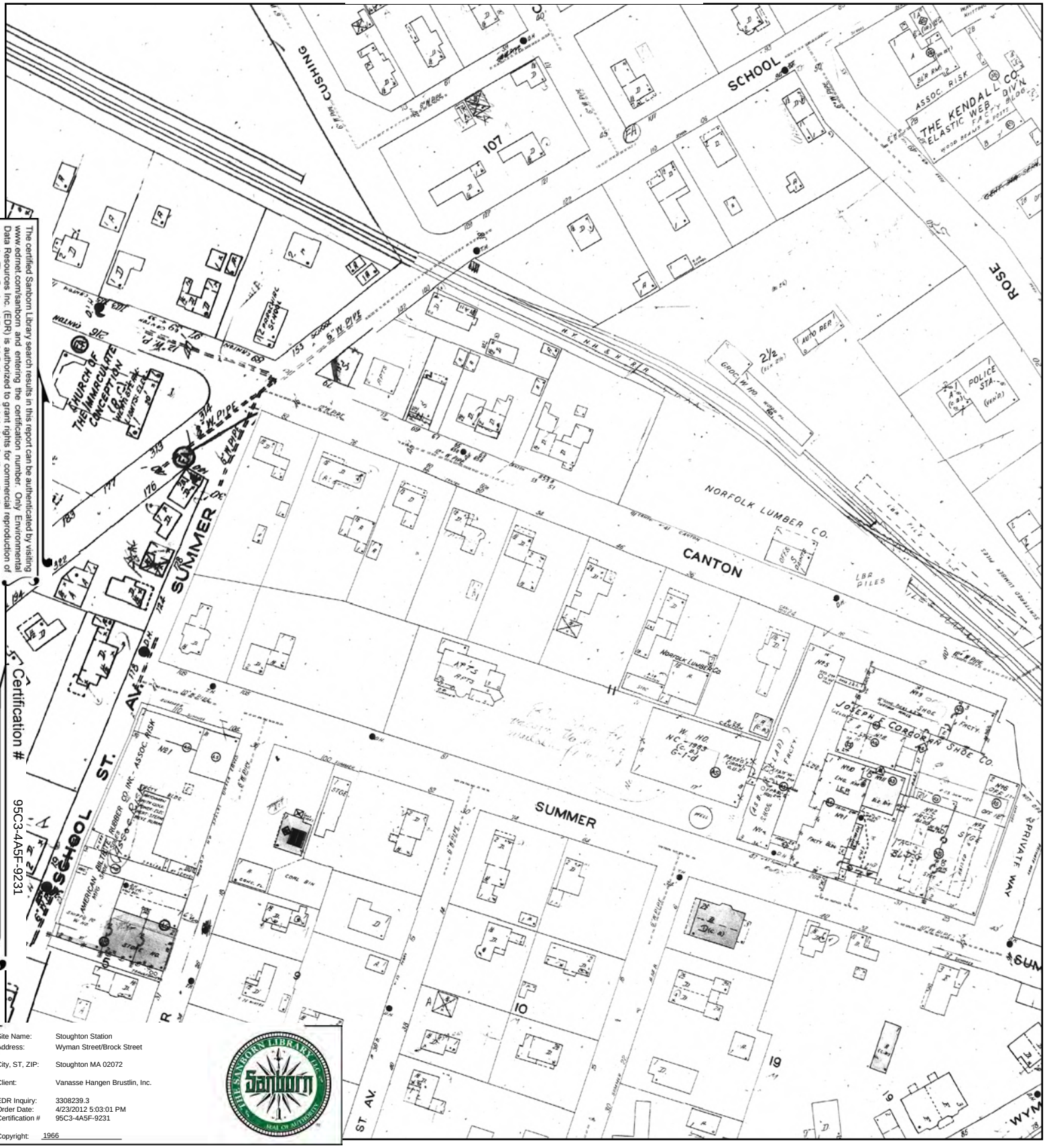


Volume 1, Sheet Keymap/Sheet1

Volume 1, Sheet 2

Volume 1, Sheet 5

1966 Certified Sanborn Map



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Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
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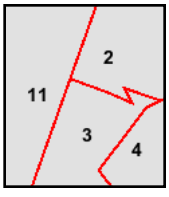

Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 11

N

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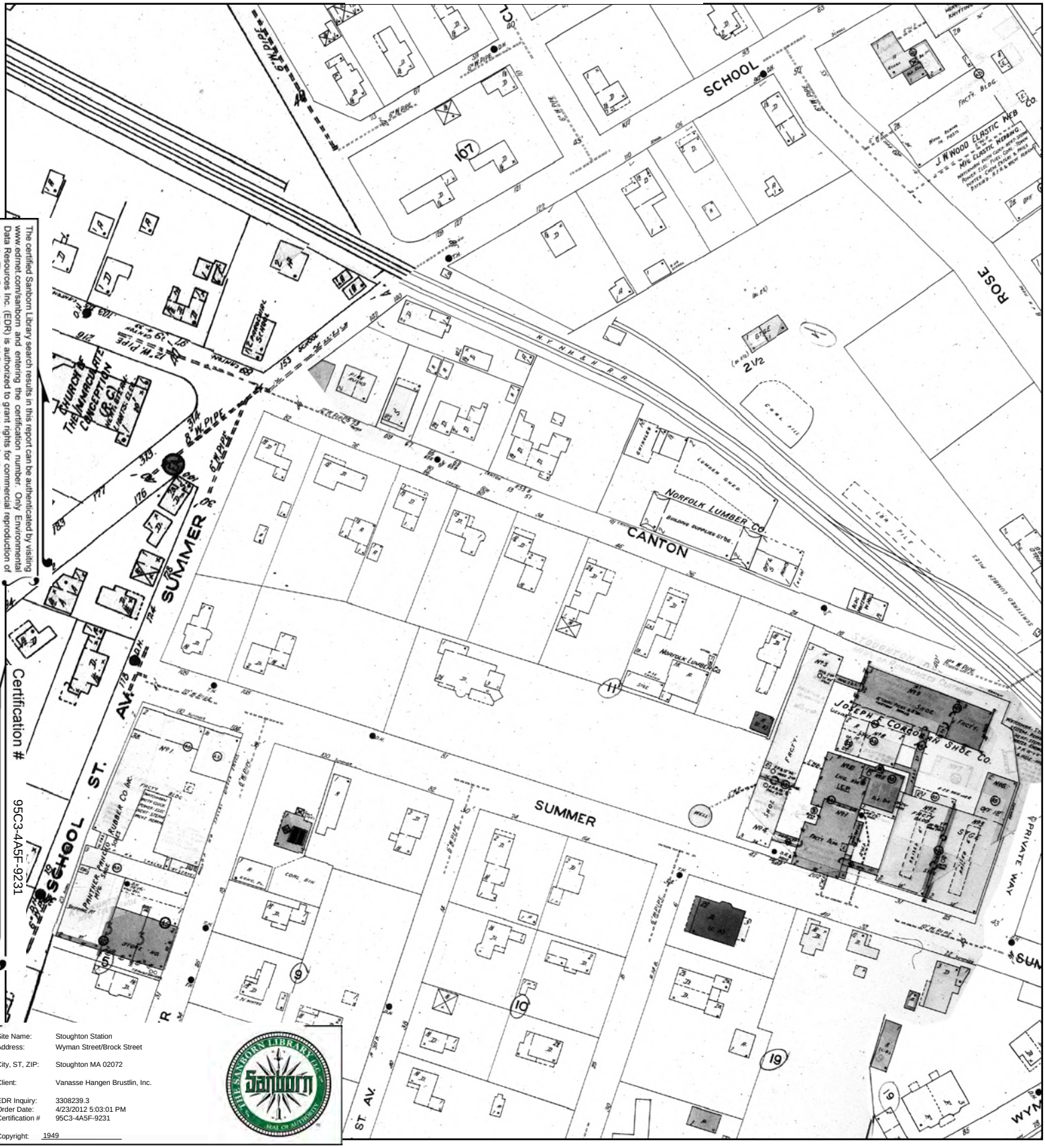

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Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
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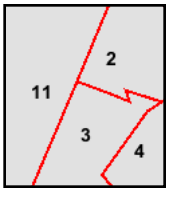
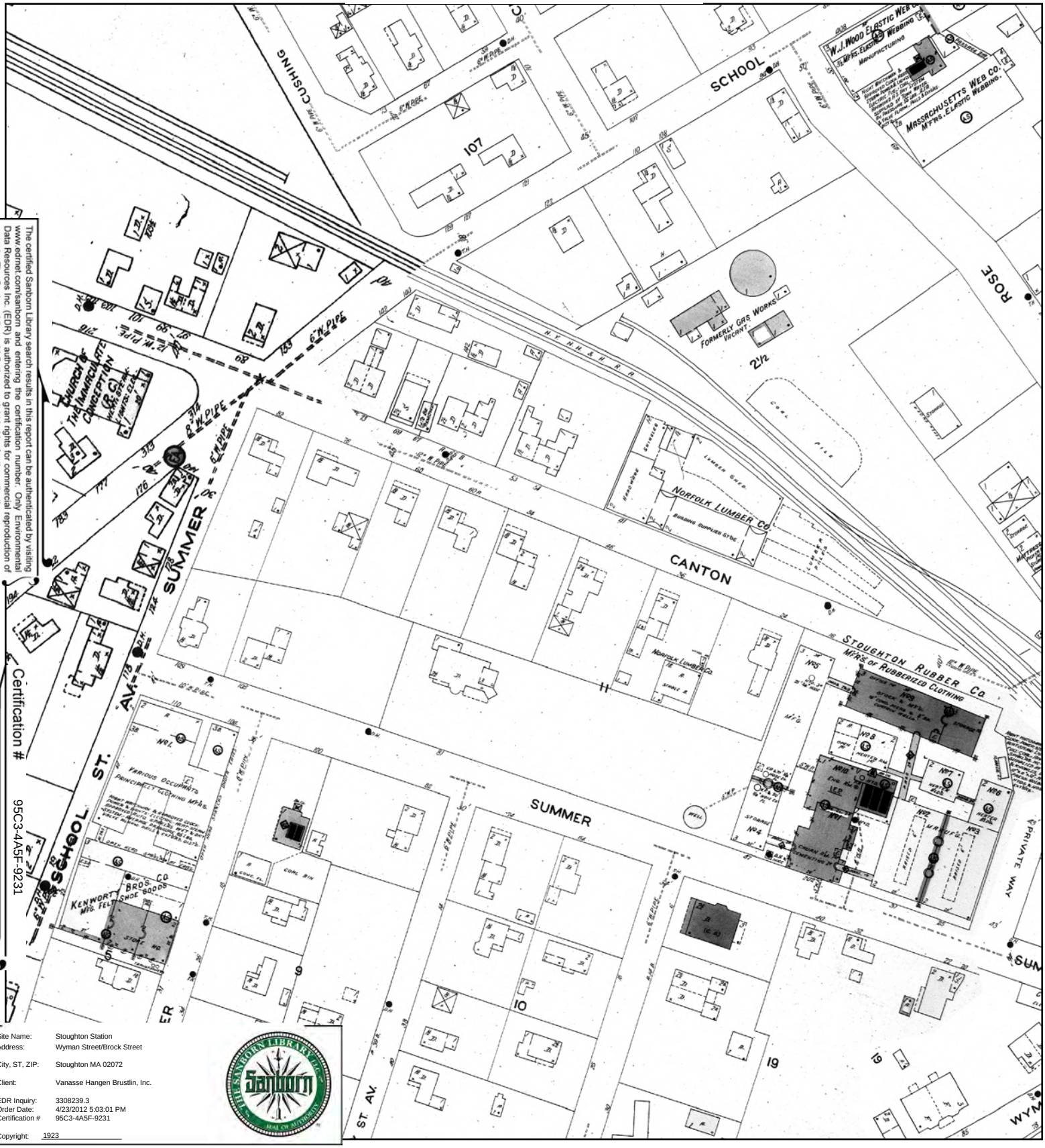


Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 11

N

1923 Certified Sanborn Map



Certification # 95C3-4A5F-9231

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
Client: Vanasse Hangen Brustlin, Inc.
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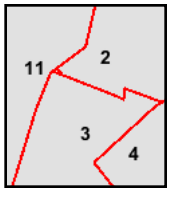
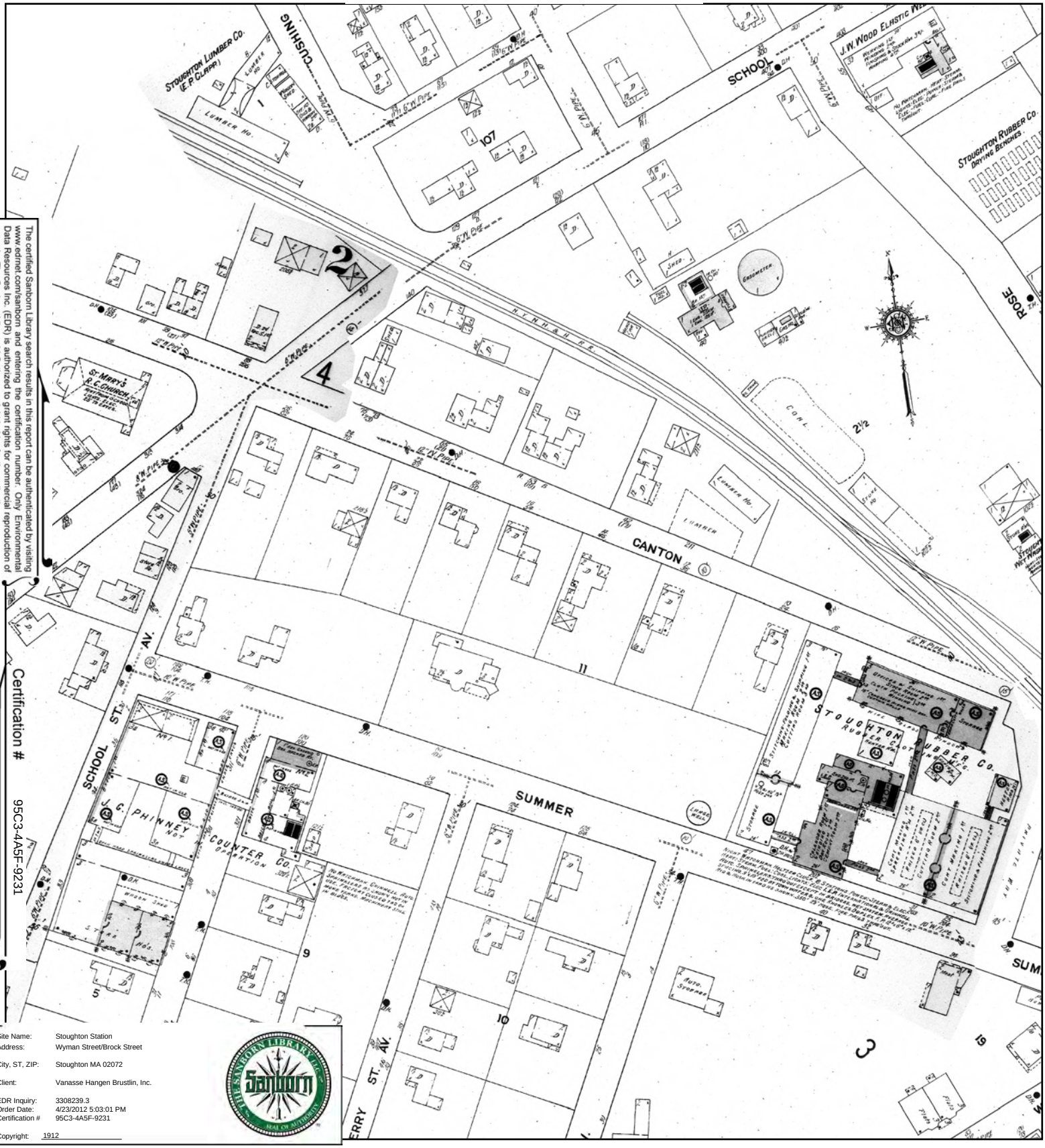


Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 11

N

1912 Certified Sanborn Map



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Client:	Vanasse Hangen Brustlin, Inc.
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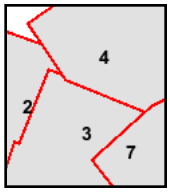

Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 7

N

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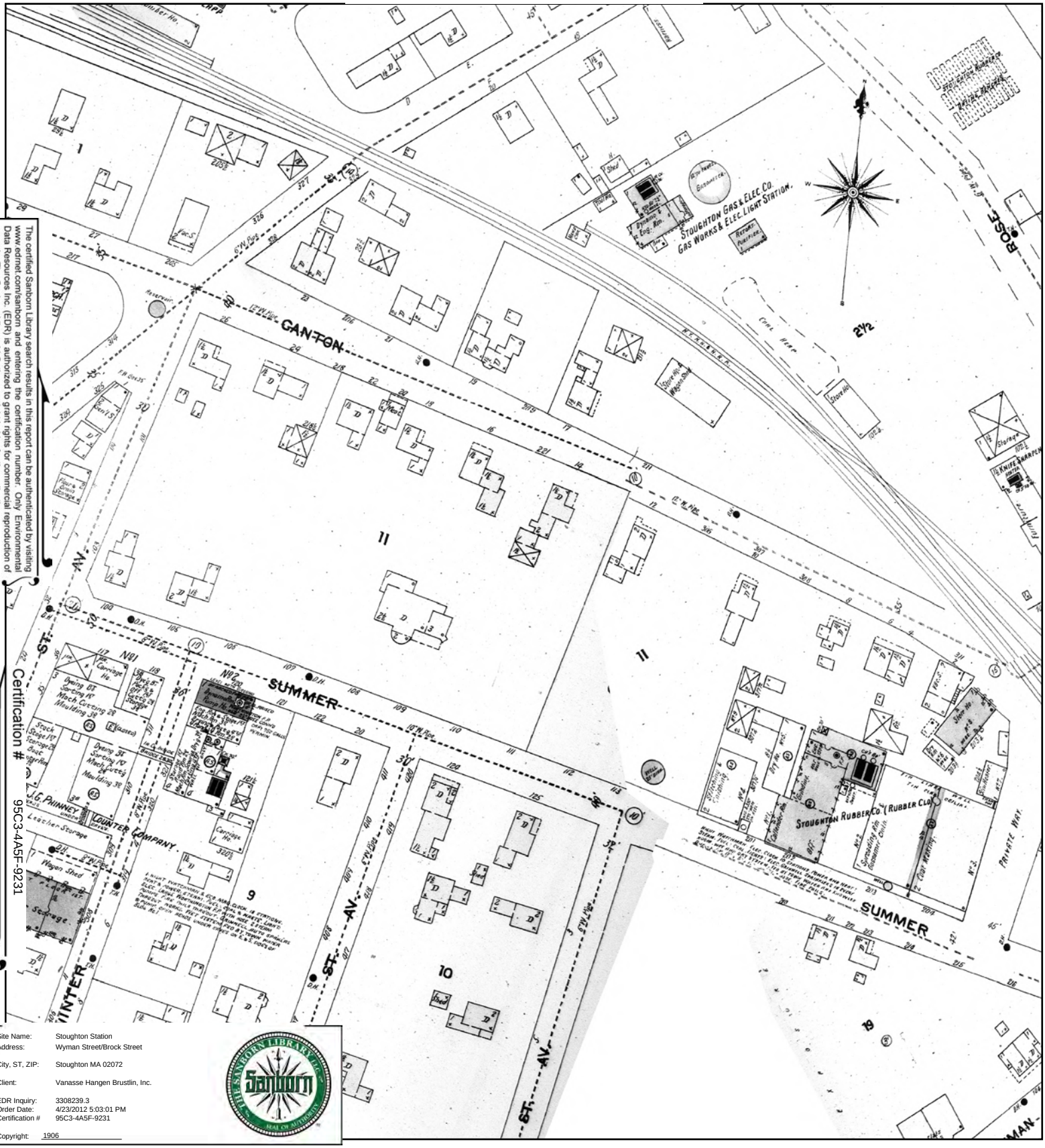

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Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
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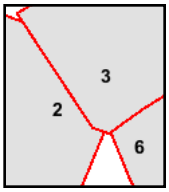

Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 6

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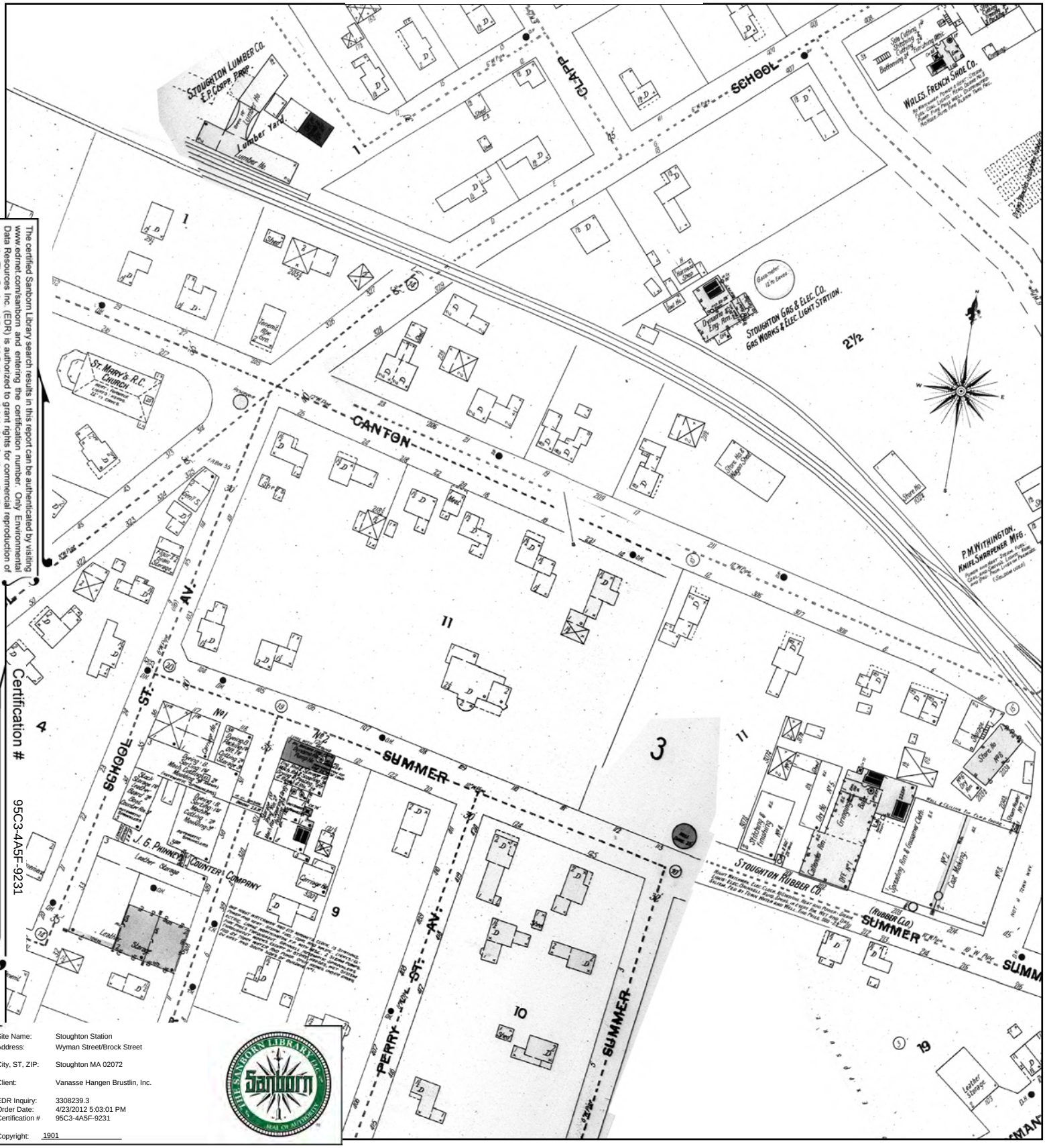

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Certification #	95C3-4A5F-9231
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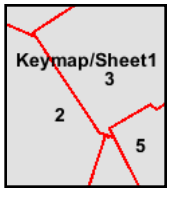
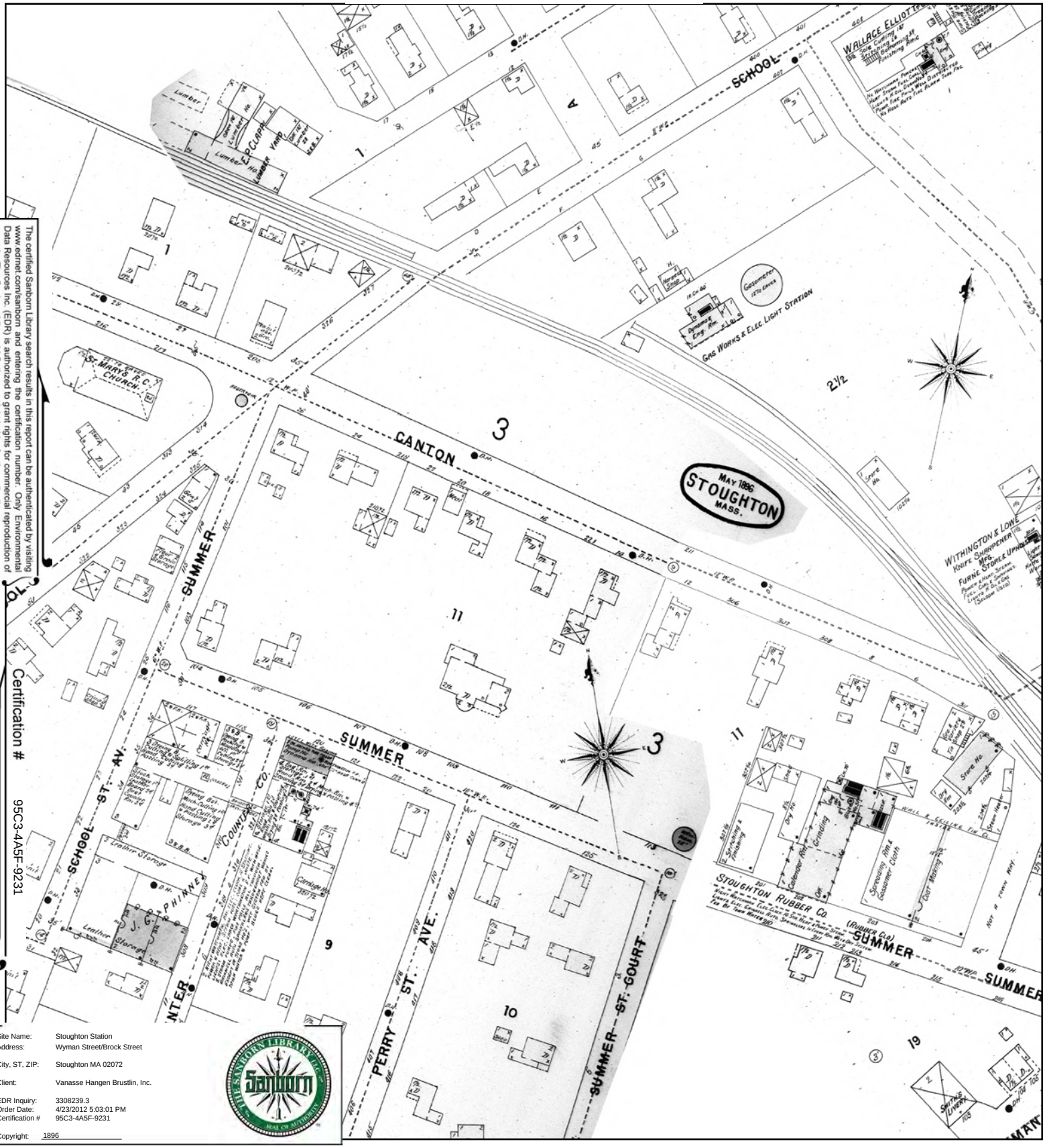


Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 5

N

1896 Certified Sanborn Map



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Site Name:	Stoughton Station
Address:	Wyman Street/Brock Street
City, ST, ZIP:	Stoughton MA 02072
Client:	Vanasse Hangen Brustlin, Inc.
EDR Inquiry:	3308239.3
Order Date:	4/23/2012 5:03:01 PM
Certification #	95C3-4A5F-9231
Copyright:	1896

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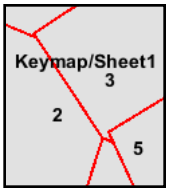
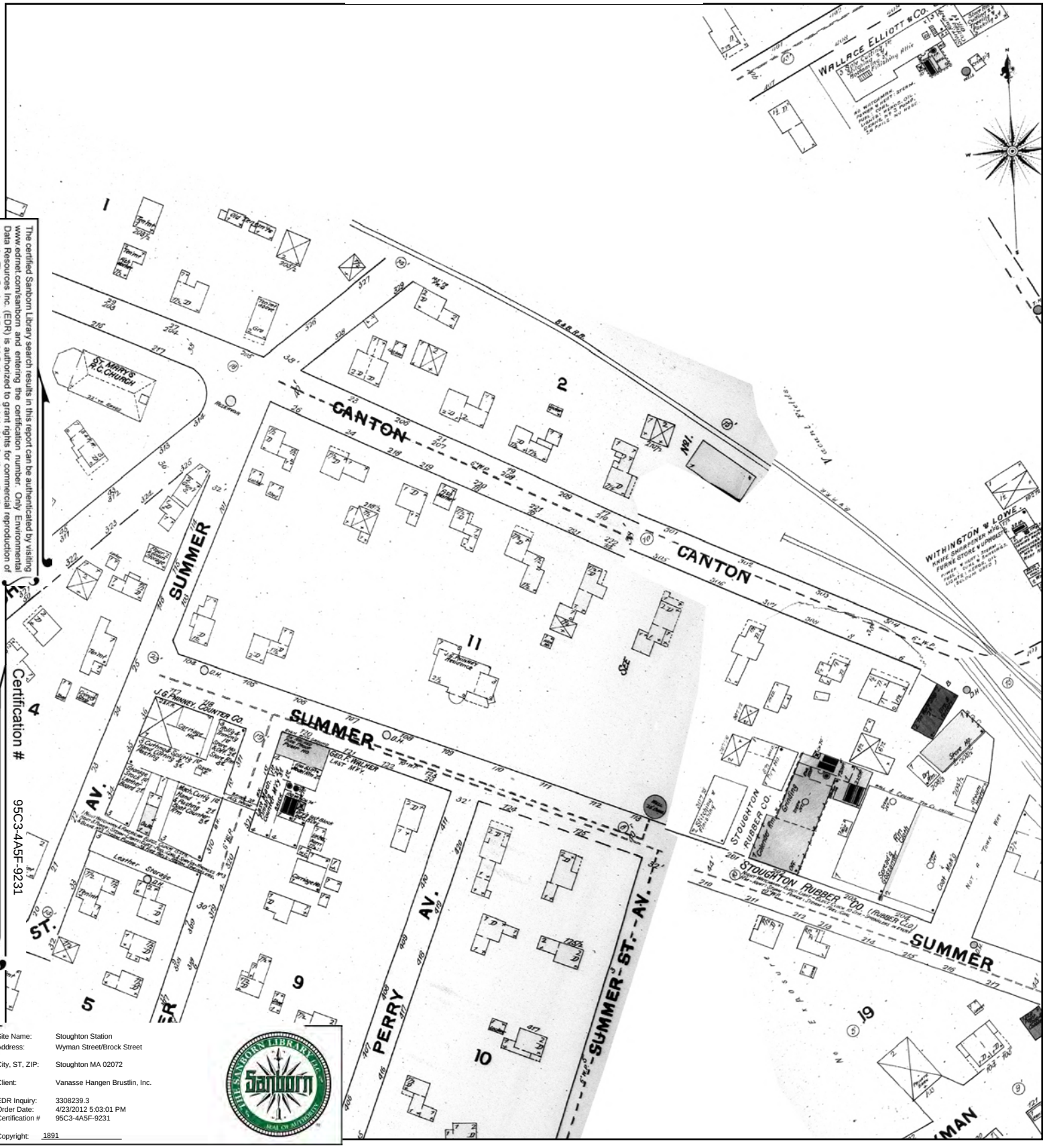


Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 5

N

1891 Certified Sanborn Map



Certification # 95C3-4A5F-9231

Site Name:	Stoughton Station
Address:	Wyman Street/Brock Street
City, ST, ZIP:	Stoughton MA 02072
Client:	Vanasse Hangen Brustlin, Inc.
EDR Inquiry:	3308239.3
Order Date:	4/23/2012 5:03:01 PM
Certification #	95C3-4A5F-9231
Copyright:	1891

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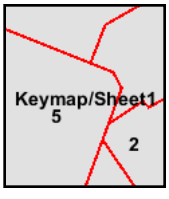
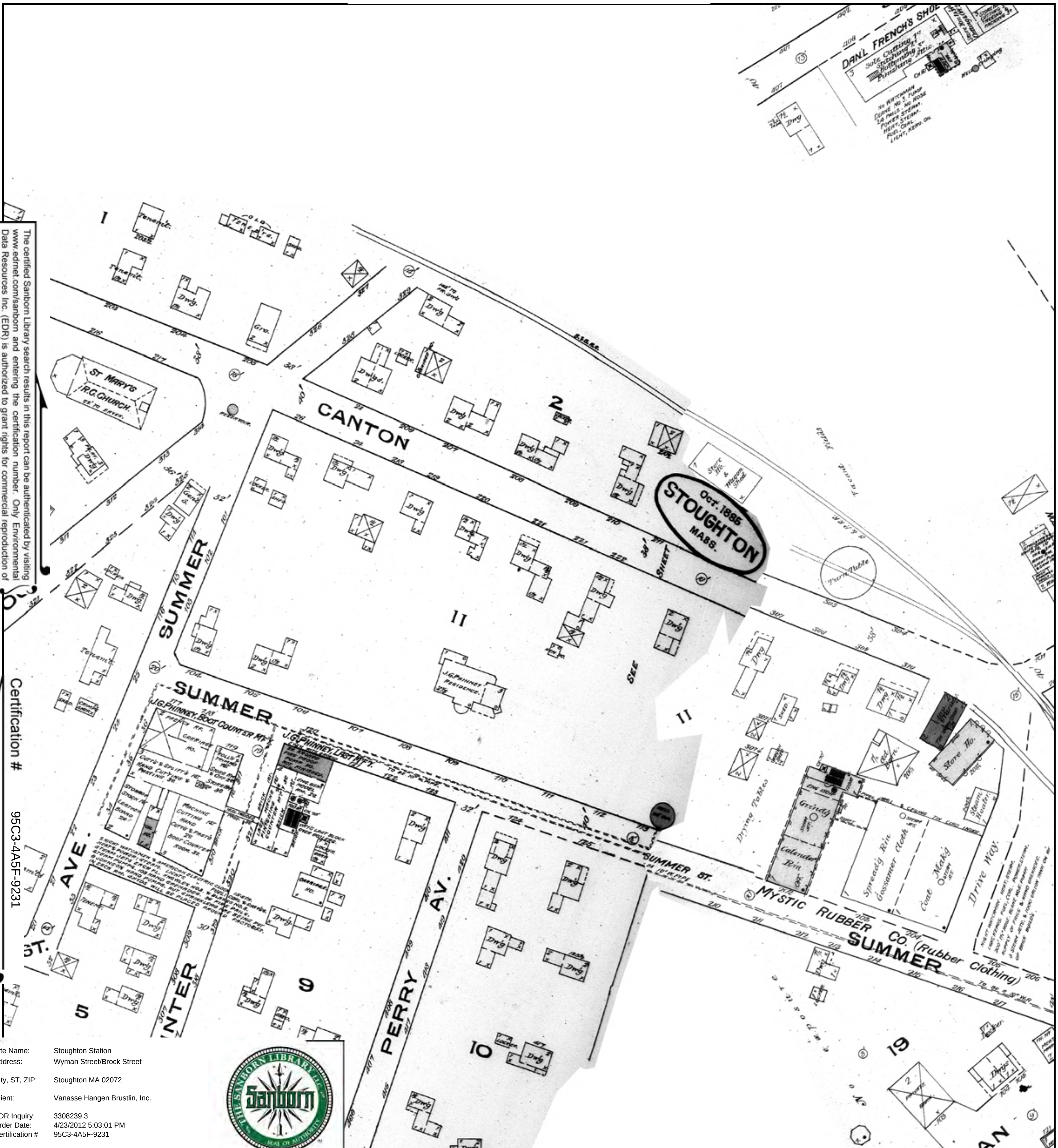


Volume 1, Sheet Keymap/Sheet1
Volume 1, Sheet 2
Volume 1, Sheet 5

N

1885 Certified Sanborn Map



Certification # 95C3-4A5F-9231

Site Name:	Stoughton Station
Address:	Wyman Street/Brock Street
City, ST, ZIP:	Stoughton MA 02072
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Volume 1, Sheet Keymap/Sheet1
Volume 1, Sheet 2
Volume 1, Sheet 5

N

Stoughton Station
Wyman Street/Brock Street
Stoughton, MA 02072

Inquiry Number: 3308239.3
April 23, 2012

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

4/23/12

Site Name:
Stoughton Station
Wyman Street/Brock Street
Stoughton, MA 02072

Client Name:
Vanasse Hangen Brustlin, Inc.
101 Walnut Street
Watertown, MA 02471

EDR Inquiry # 3308239.3

Contact: Katie Kudzma

EDR® Environmental Data Resources Inc

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Certified Sanborn Results:

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, State, Zip: Stoughton, MA 02072
Cross Street:
P.O. # 10111
Project: NA
Certification # 95C3-4A5F-9231

Maps Provided:

1966	1896
1949	1891
1923	1885
1912	
1906	
1901	

Sanborn® Library search results
Certification # 95C3-4A5F-9231

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- ✓ Library of Congress
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Sanborn Sheet Thumbnails

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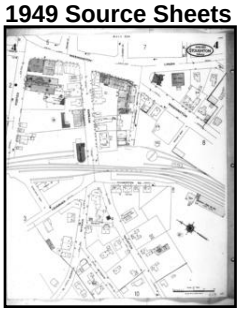
1966 Source Sheets

Volume 1, Sheet 4

Volume 1, Sheet 8

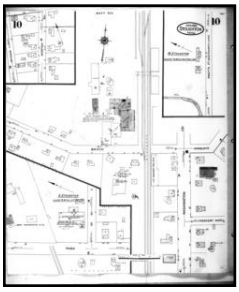
Volume 1, Sheet 10

1949 Source Sheets



Volume 1, Sheet 4

Volume 1, Sheet 8

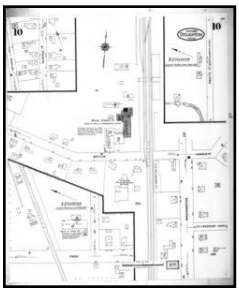


Volume 1, Sheet 10

1923 Source Sheets

Volume 1, Sheet 4

Volume 1, Sheet 8



Volume 1, Sheet 10

1912 Source Sheets

Volume 1, Sheet 7

Volume 1, Sheet 10

1906 Source Sheets

Volume 1, Sheet 6

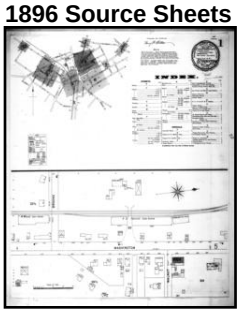
Volume 1, Sheet 9

1901 Source Sheets

Volume 1, Sheet Keymap/Sheet1

Volume 1, Sheet 5

1896 Source Sheets



Volume 1, Sheet Keymap/Sheet1

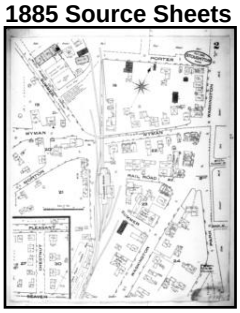
Volume 1, Sheet 5

1891 Source Sheets

Volume 1, Sheet 2

Volume 1, Sheet 3

1885 Source Sheets



Volume 1, Sheet 2

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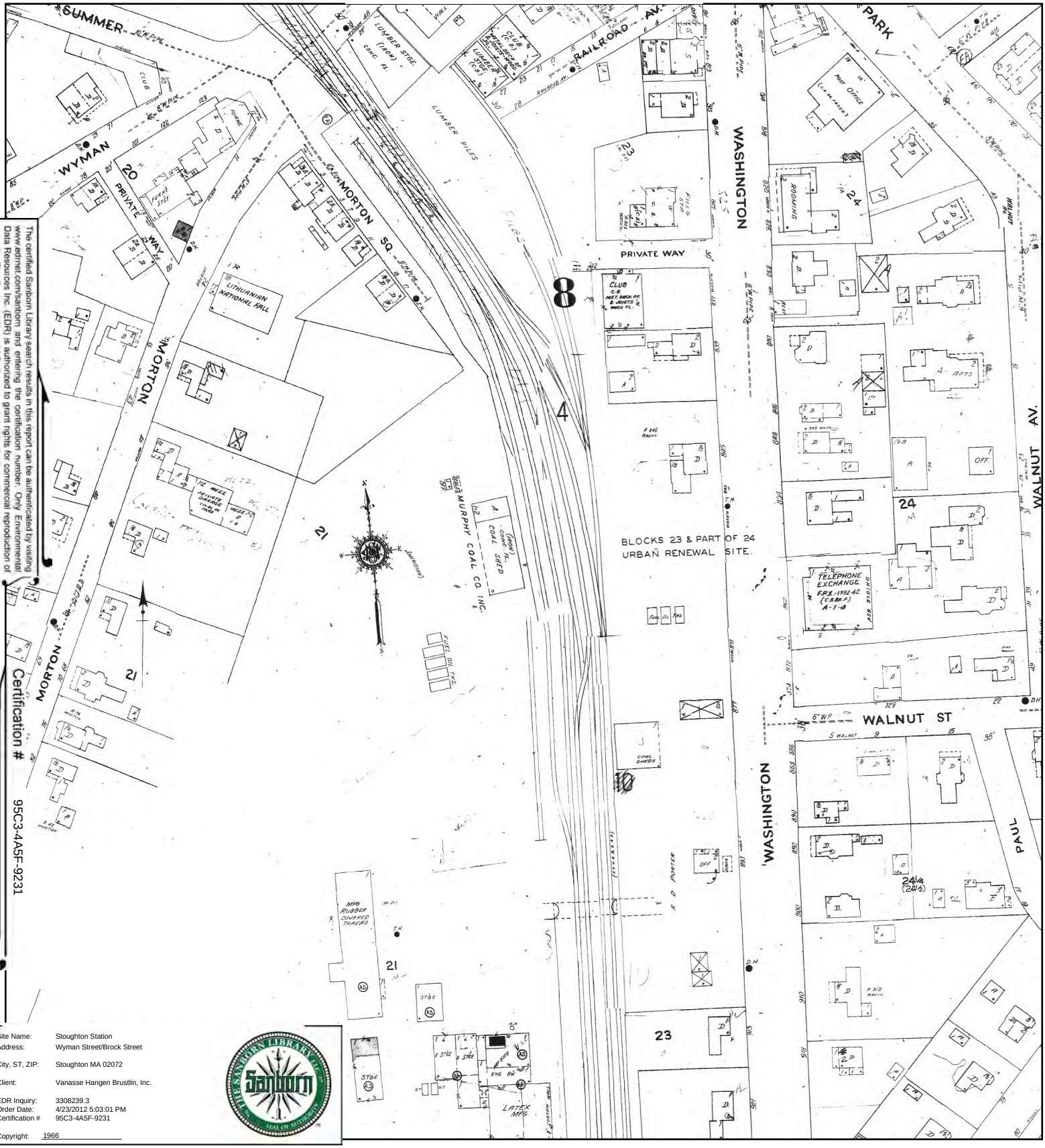
1966 Certified Sanborn Map



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Address:	Wyman Street/Brock Street
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Client:	Vanasse Hangen Brustlin, Inc.
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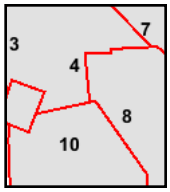

Volume 1, Sheet 4
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Volume 1, Sheet 10

0 Feet 150 300 600

N

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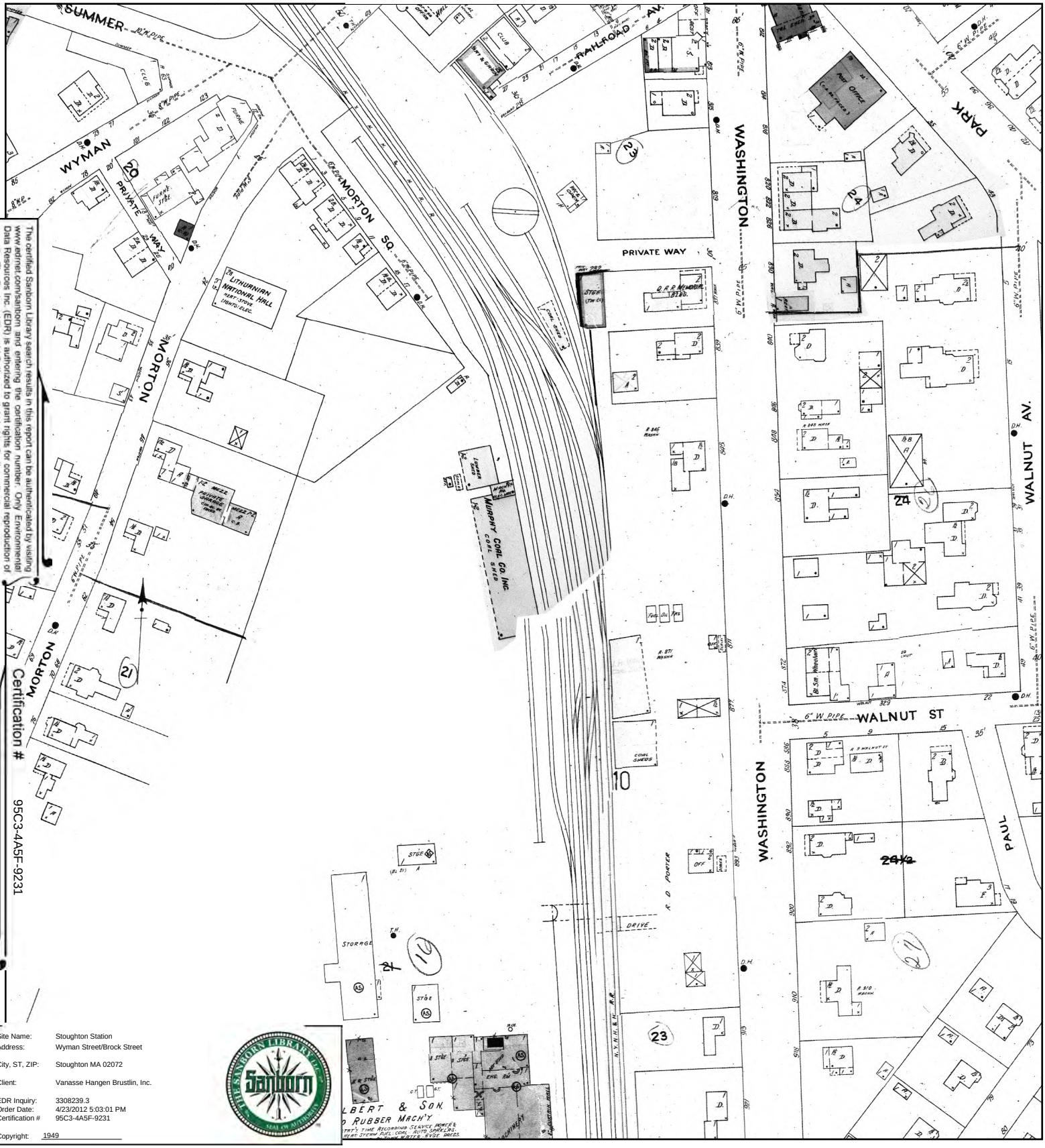

Certification # 95C3-4A5F-9231

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City, ST, ZIP:	Stoughton MA 02072
Client:	Vanasse Hangen Brustlin, Inc.
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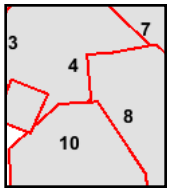
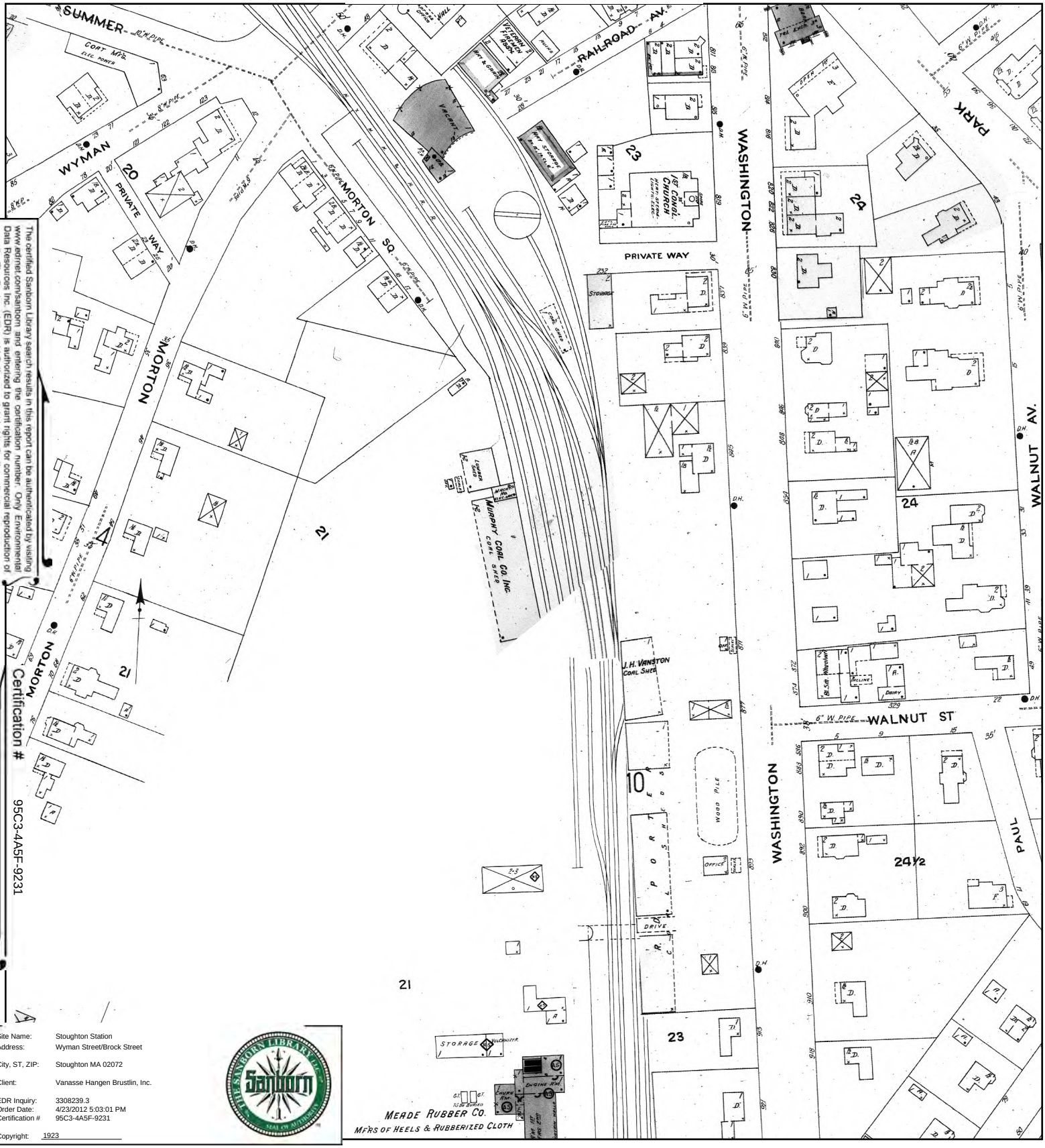


Volume 1, Sheet 4
Volume 1, Sheet 8
Volume 1, Sheet 10

0 Feet 150 300 600

N

1923 Certified Sanborn Map



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Address:	Wyman Street/Brock Street
City, ST, ZIP:	Stoughton MA 02072
Client:	Vanasse Hangen Brustlin, Inc.
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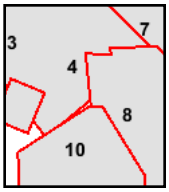

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Volume 1, Sheet 10

0 Feet 150 300 600

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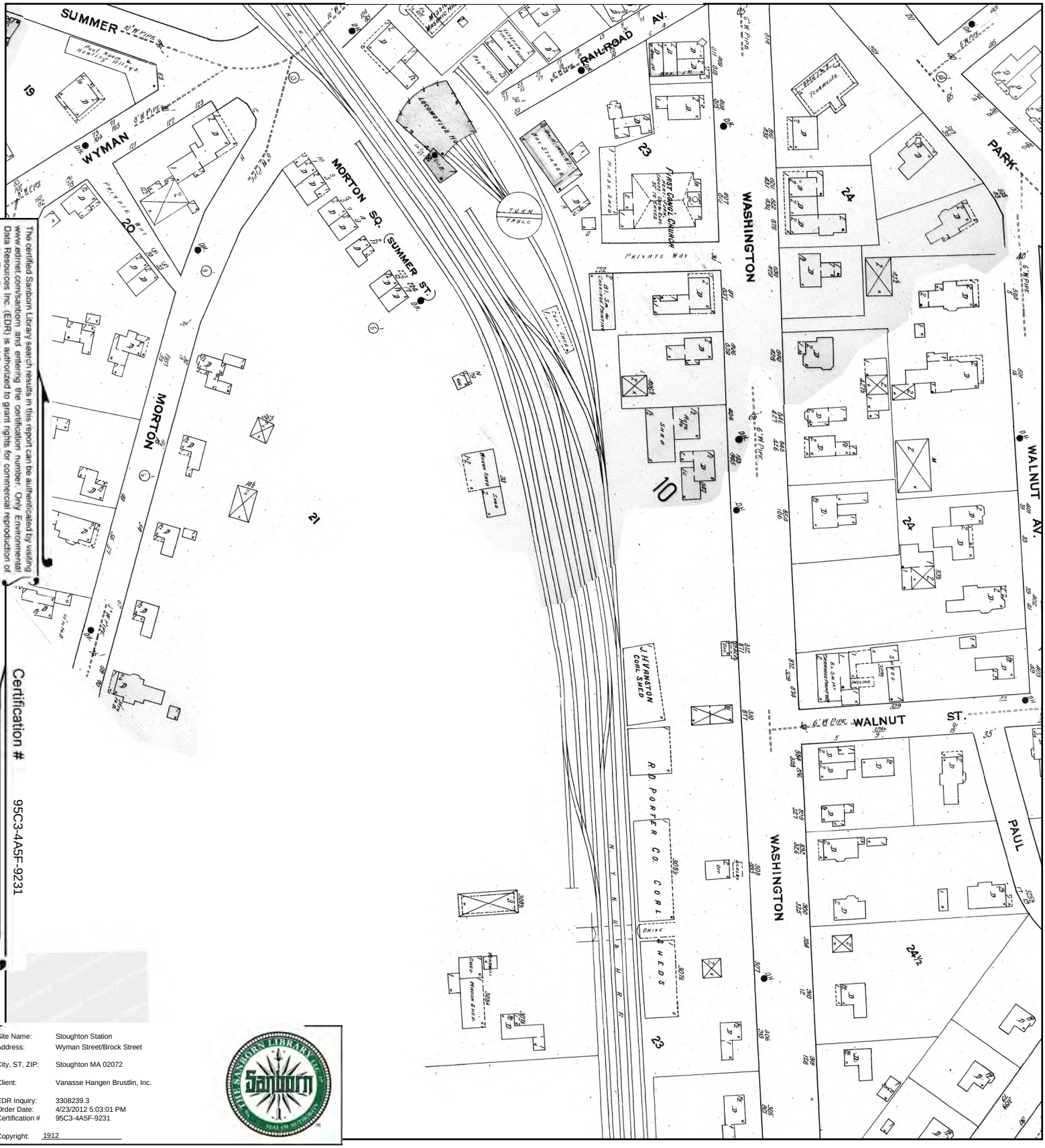

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Address:	Wyman Street/Brock Street
City, ST, ZIP:	Stoughton MA 02072
Client:	Vanasse Hangen Brustlin, Inc.
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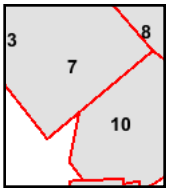

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0 Feet 150 300 600

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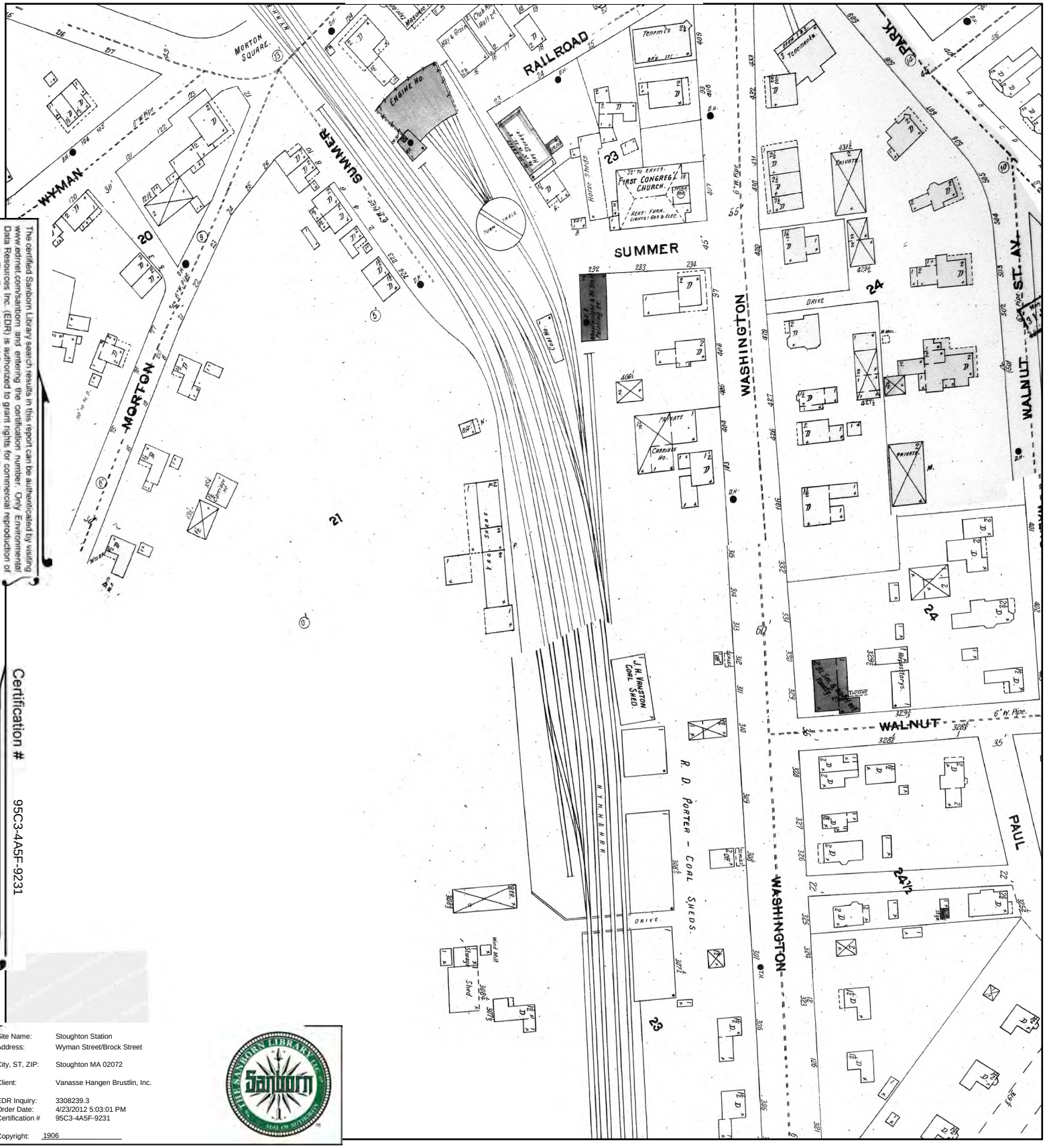

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Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
Client: Vanasse Hangen Brustlin, Inc.
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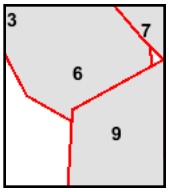

Volume 1, Sheet 6
Volume 1, Sheet 9

0 Feet 150 300 600

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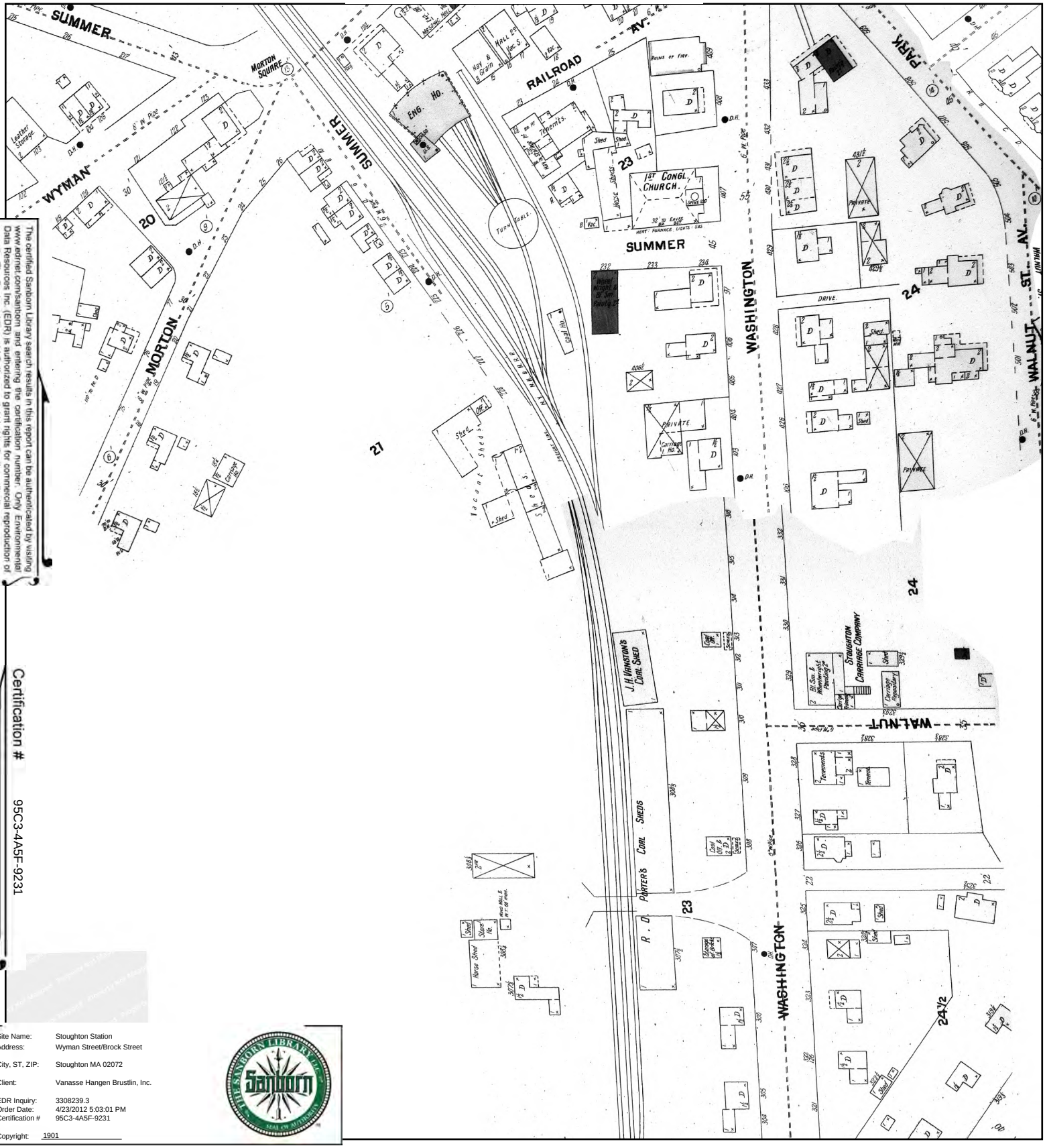

Certification # 95C3-4A5F-9231

Site Name:	Stoughton Station
Address:	Wyman Street/Brock Street
City, ST, ZIP:	Stoughton MA 02072
Client:	Vanasse Hangen Brustlin, Inc.
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Copyright:	1901

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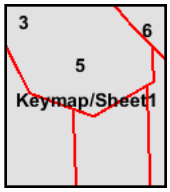

Volume 1, Sheet Keymap/Sheet1
Volume 1, Sheet 5

N

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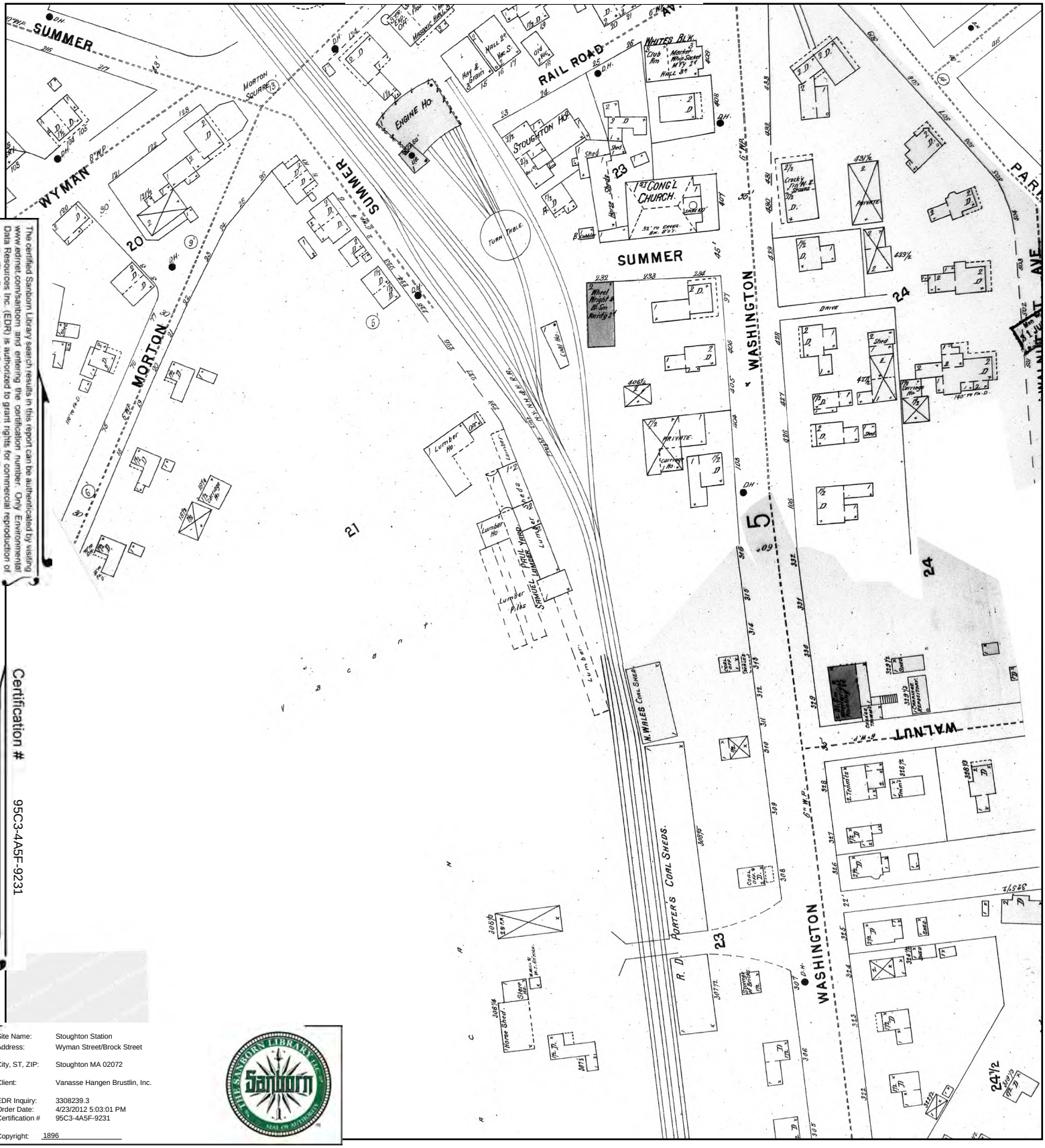

Certification # 95C3-4A5F-9231

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
Client: Vanasse Hangen Brustlin, Inc.
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Order Date: 4/23/2012 5:03:01 PM
Certification # 95C3-4A5F-9231
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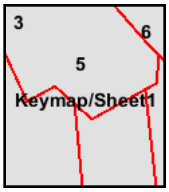

Volume 1, Sheet Keymap/Sheet1
Volume 1, Sheet 5

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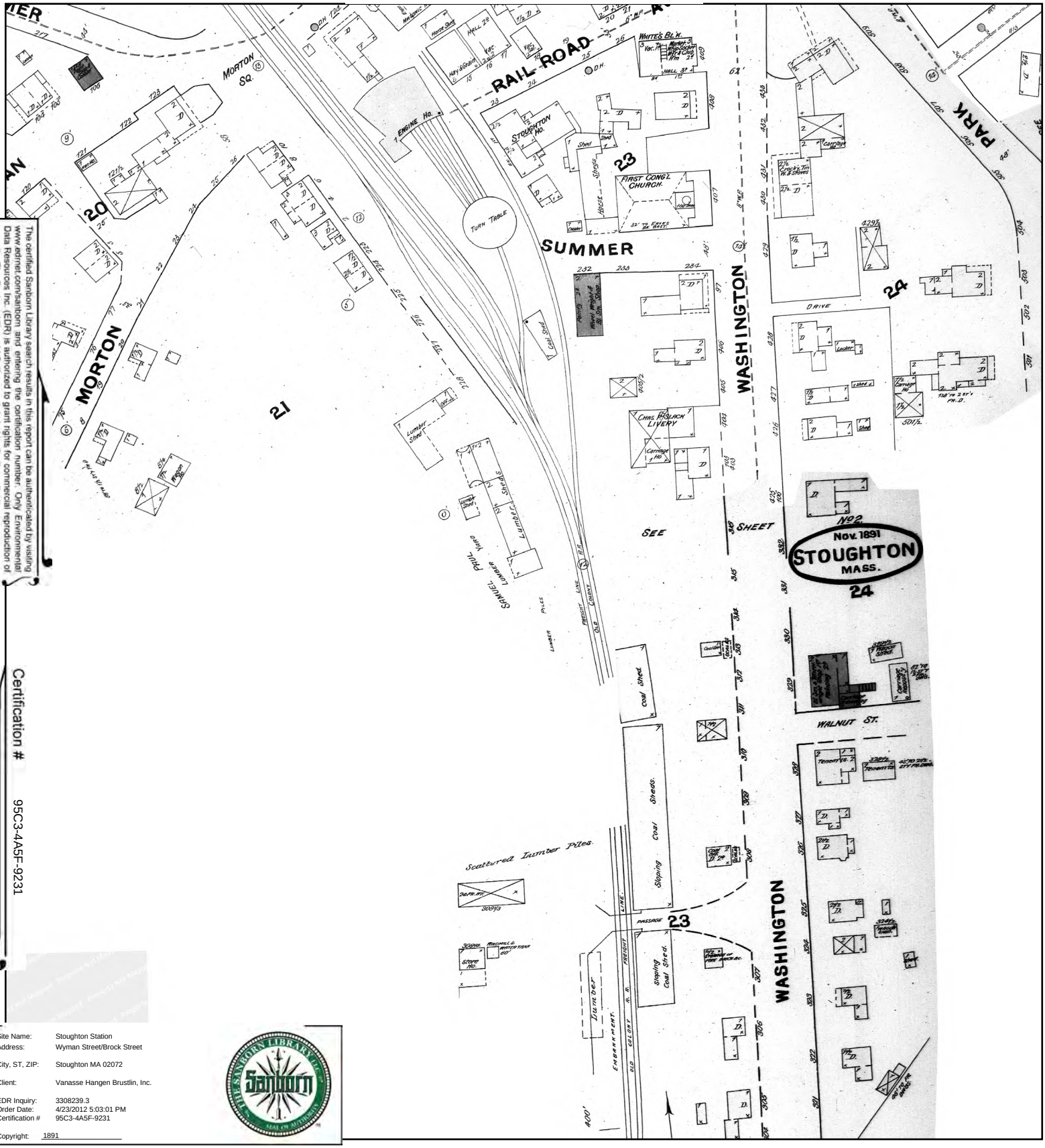

Certification # 95C3-4A5F-9231

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, ST, ZIP: Stoughton MA 02072
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Copyright: 1891

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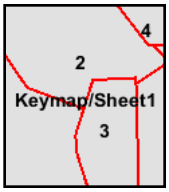

Volume 1, Sheet 2
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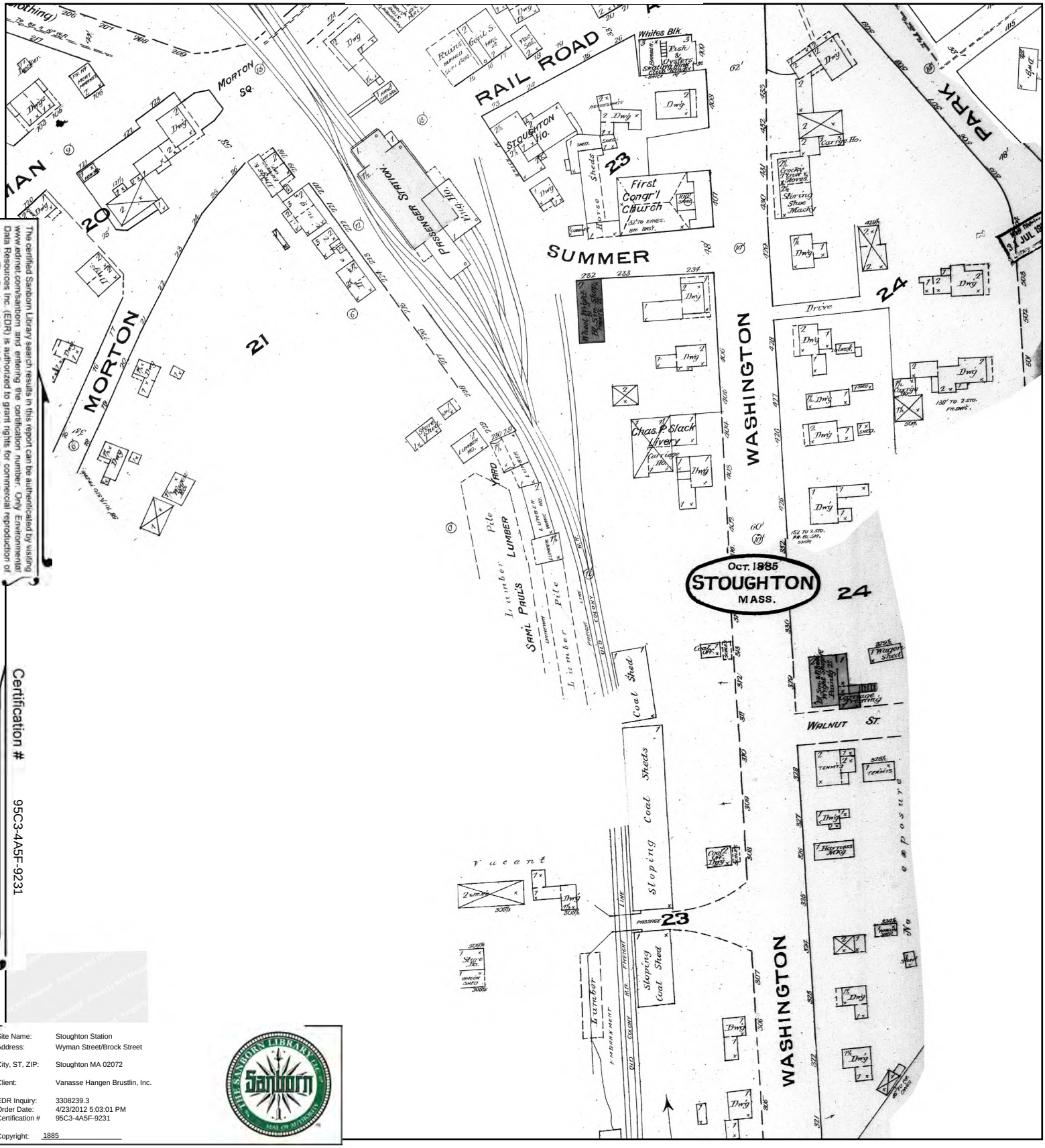
N

1885 Certified Sanborn Map



Certification # 95C3-4A5F-9231

Site Name:	Stoughton Station
Address:	Wyman Street/Brock Street
City, ST, ZIP:	Stoughton MA 02072
Client:	Vanasse Hangen Brustlin, Inc.
EDR Inquiry:	3308239.3
Order Date:	4/23/2012 5:03:01 PM
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Copyright:	1885

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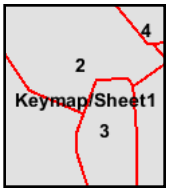

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Volume 1, Sheet 3

0 Feet 150 300 600

N

Stoughton Station
Wyman Street/Brock Street
Stoughton, MA 02072

Inquiry Number: 3308239.3
April 23, 2012

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

4/23/12

Site Name:
Stoughton Station
Wyman Street/Brock Street
Stoughton, MA 02072

Client Name:
Vanasse Hangen Brustlin, Inc.
101 Walnut Street
Watertown, MA 02471

EDR Inquiry # 3308239.3

Contact: Katie Kudzma

EDR® Environmental Data Resources Inc

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Certified Sanborn Results:

Site Name: Stoughton Station
Address: Wyman Street/Brock Street
City, State, Zip: Stoughton, MA 02072
Cross Street:
P.O. # 10111
Project: NA
Certification # 95C3-4A5F-9231

Maps Provided:

1966	1896
1949	1891
1923	1885
1912	
1906	
1901	

Sanborn® Library search results
Certification # 95C3-4A5F-9231

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1966 Source Sheets


Volume 1, Sheet 2


Volume 1, Sheet 3


Volume 1, Sheet 4


Volume 1, Sheet 5


Volume 1, Sheet 7

1949 Source Sheets


Volume 1, Sheet 2

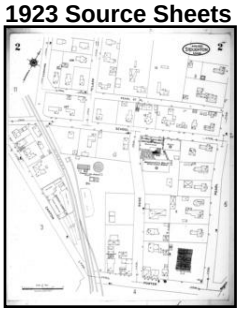

Volume 1, Sheet 3


Volume 1, Sheet 4


Volume 1, Sheet 5


Volume 1, Sheet 7

1923 Source Sheets


Volume 1, Sheet 2


Volume 1, Sheet 3


Volume 1, Sheet 4


Volume 1, Sheet 5


Volume 1, Sheet 7

1912 Source Sheets


Volume 1, Sheet 3


Volume 1, Sheet 4


Volume 1, Sheet 5


Volume 1, Sheet 7


Volume 1, Sheet 8

1906 Source Sheets

Volume 1, Sheet 3

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1901 Source Sheets

Volume 1, Sheet 3

Volume 1, Sheet 4

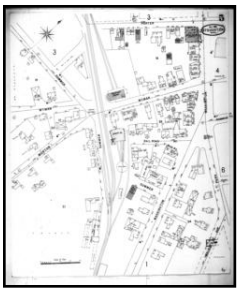
Volume 1, Sheet 5

Volume 1, Sheet 6

1896 Source Sheets

Volume 1, Sheet 3

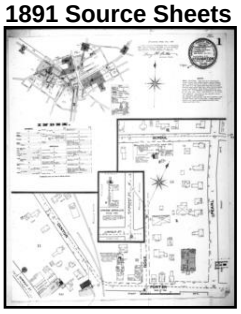
Volume 1, Sheet 4



Volume 1, Sheet 5

Volume 1, Sheet 6

1891 Source Sheets



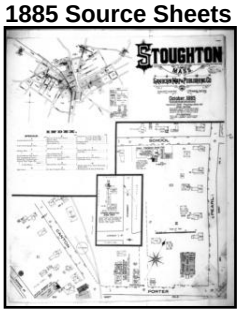
Volume 1, Sheet Keymap/Sheet1

Volume 1, Sheet 2

Volume 1, Sheet 3

Volume 1, Sheet 4

1885 Source Sheets



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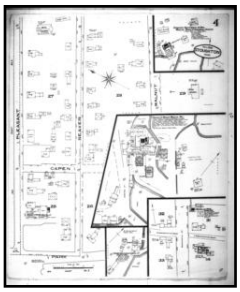
Volume 1, Sheet 2

Volume 1, Sheet 3



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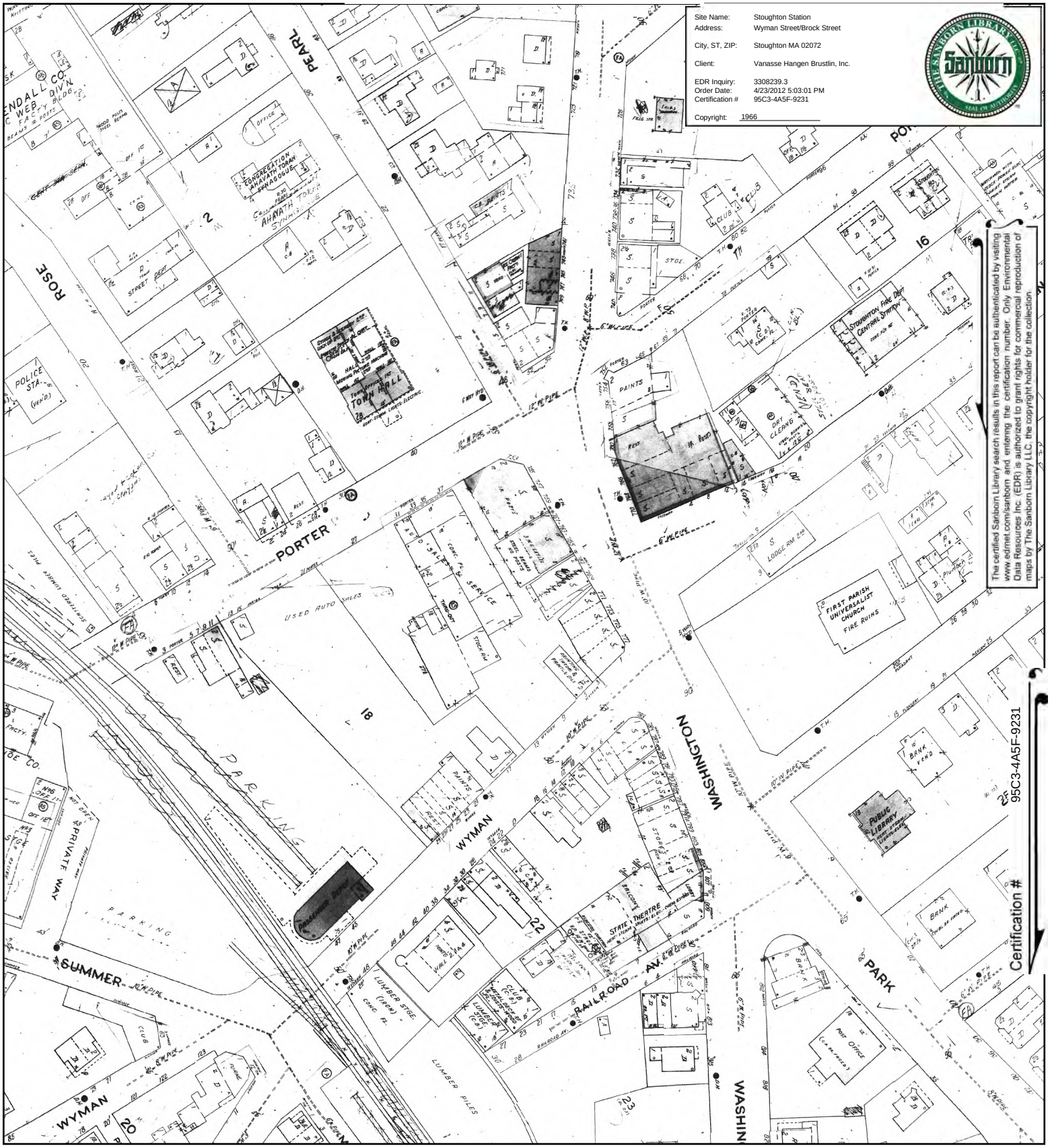
1966 Certified Sanborn Map



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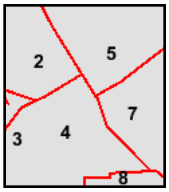

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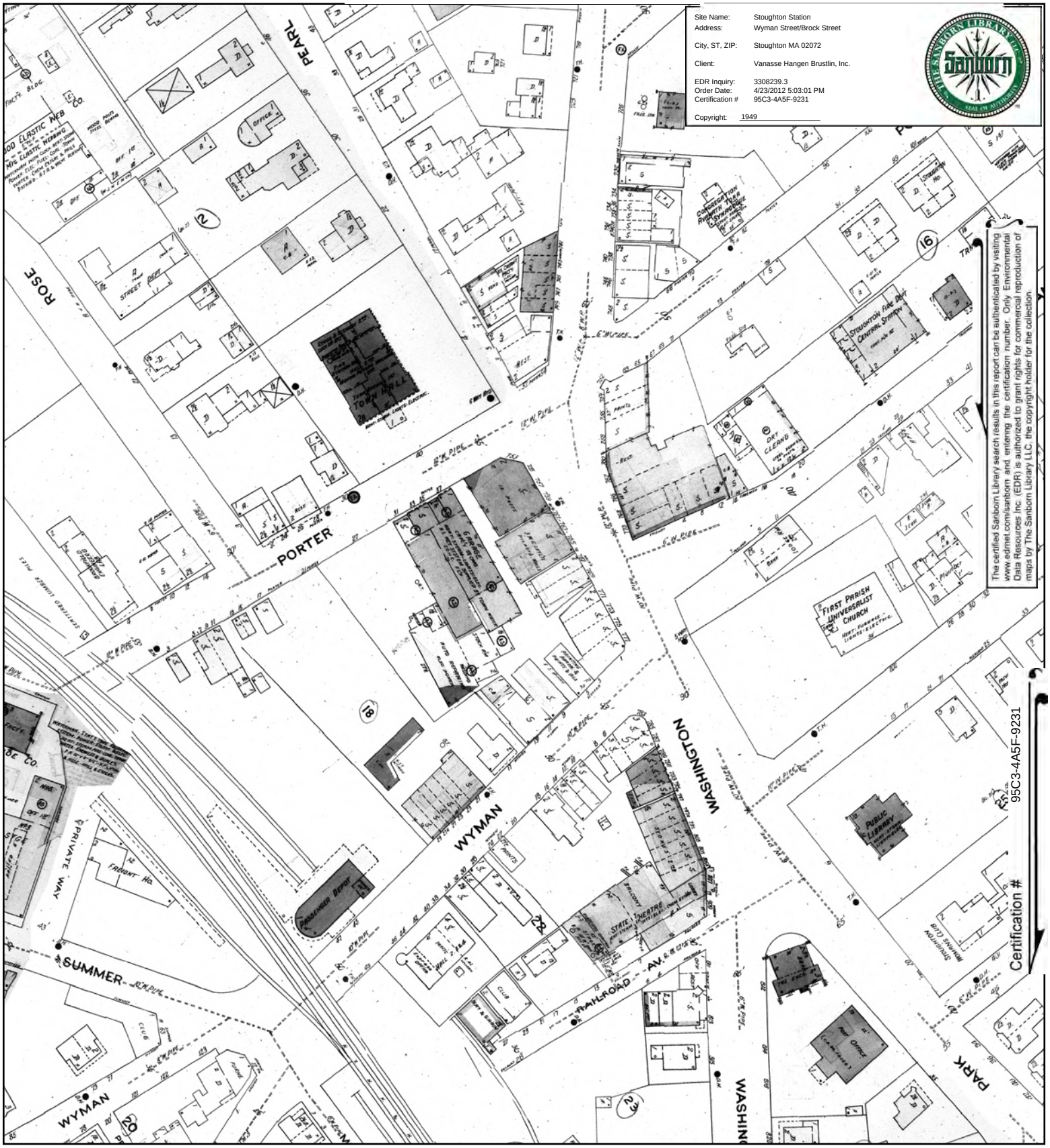

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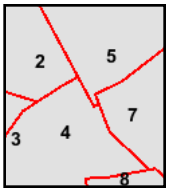

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0 Feet 150 300 600

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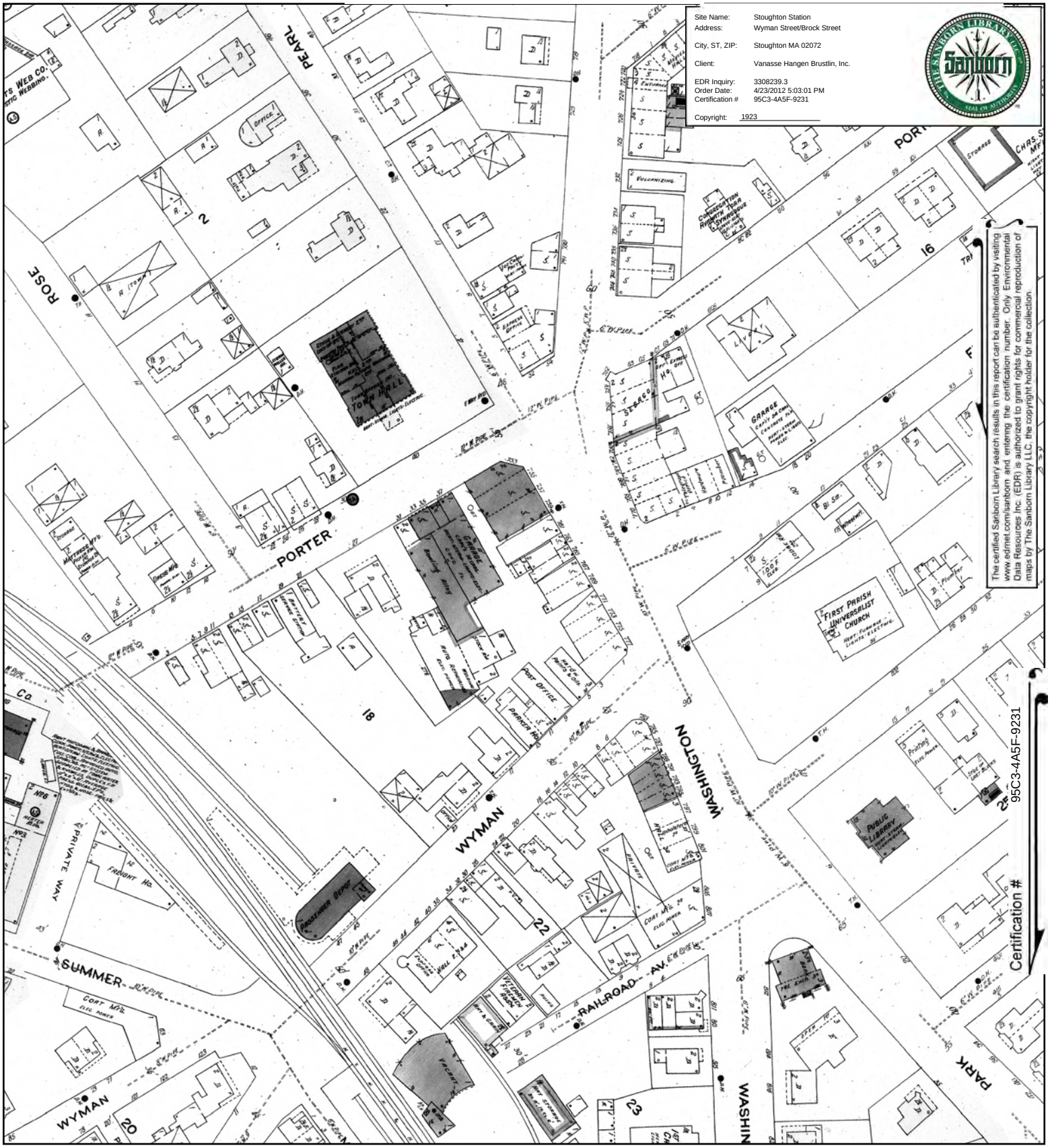
1923 Certified Sanborn Map



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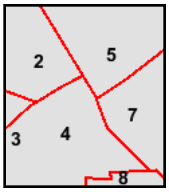

Volume 1, Sheet 2
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Volume 1, Sheet 4
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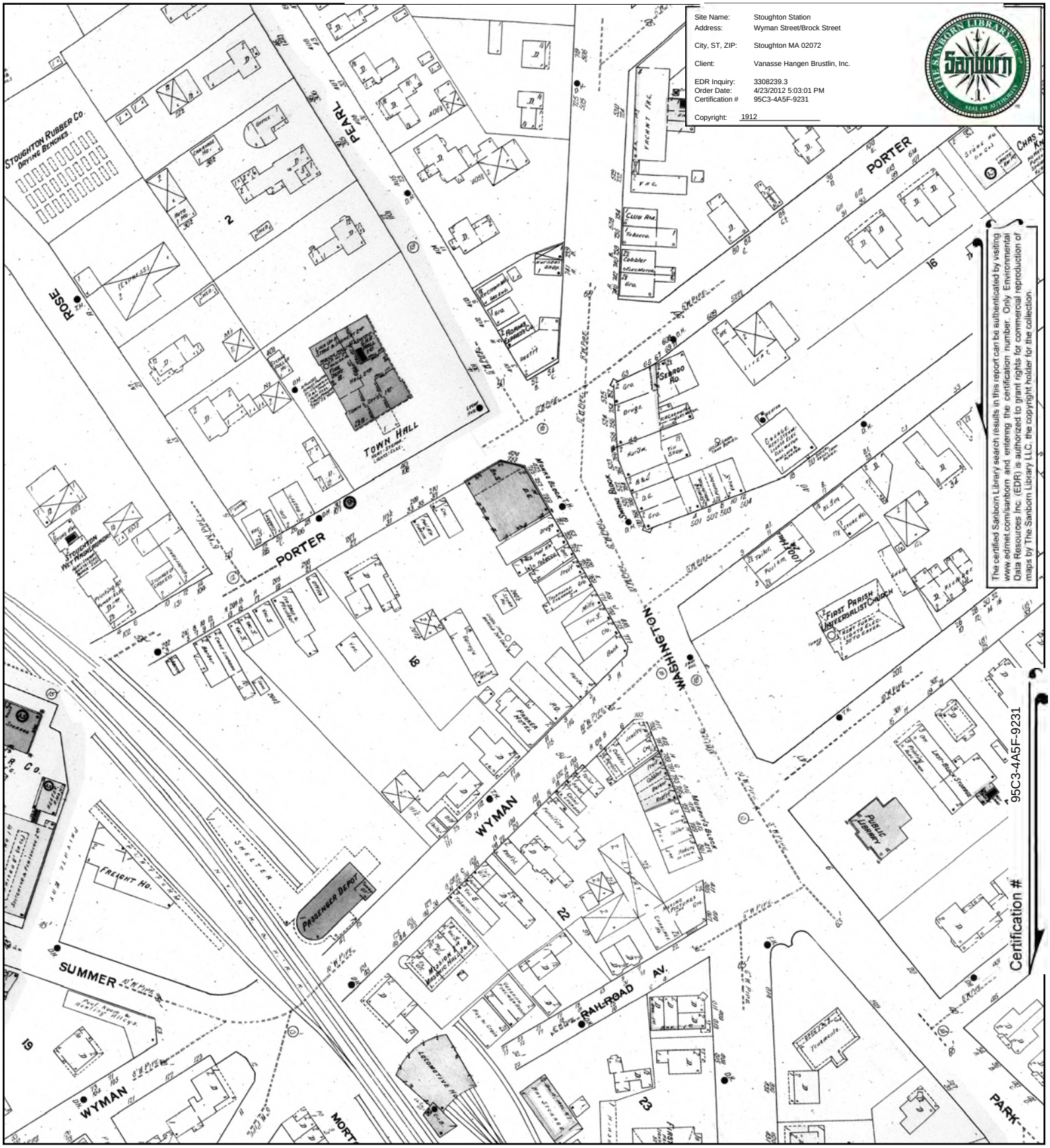

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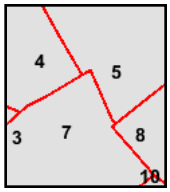

Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 5
Volume 1, Sheet 7
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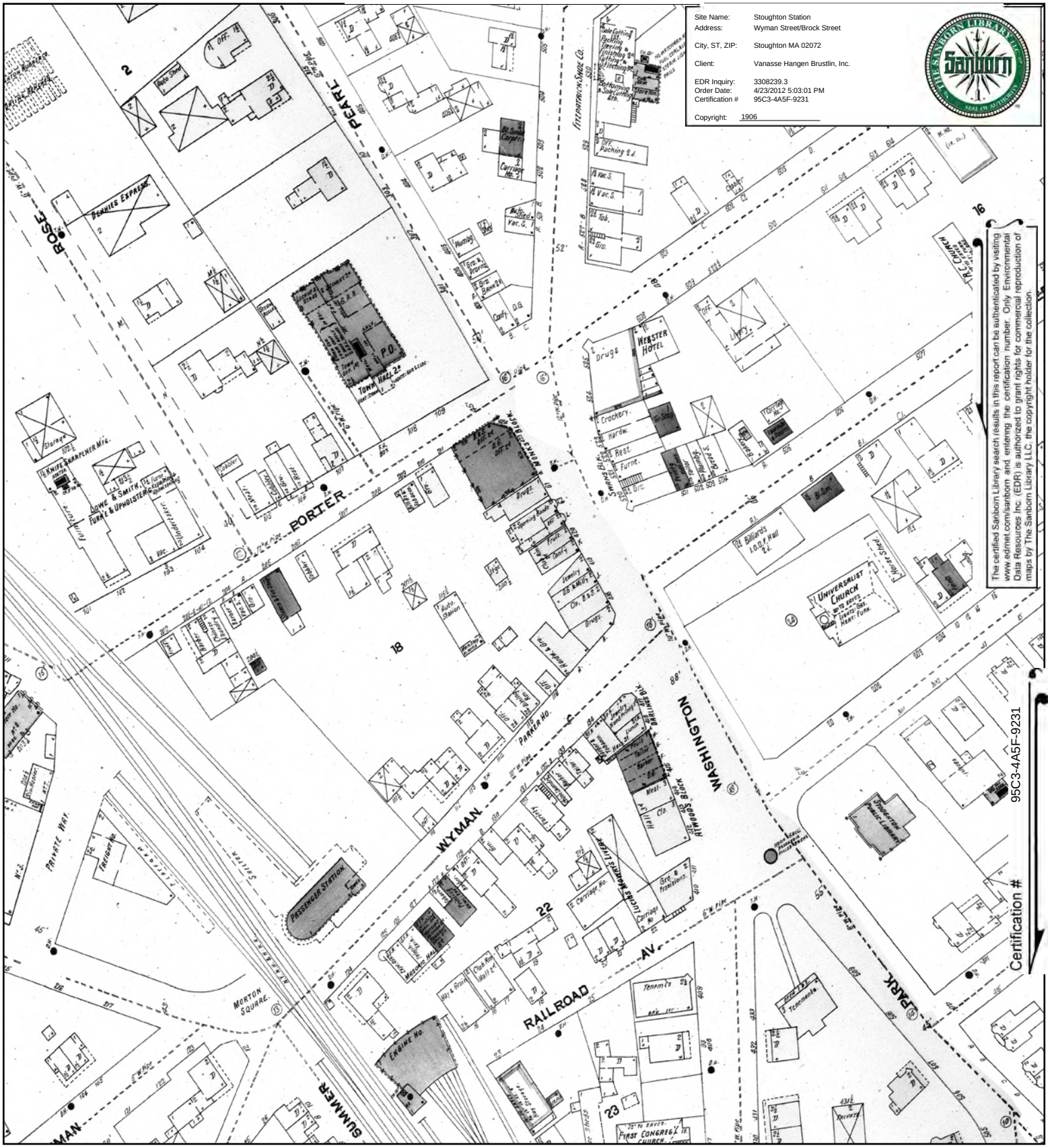

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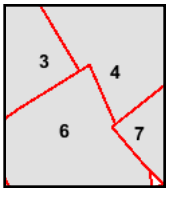

Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 6
Volume 1, Sheet 7

0 Feet 150 300 600

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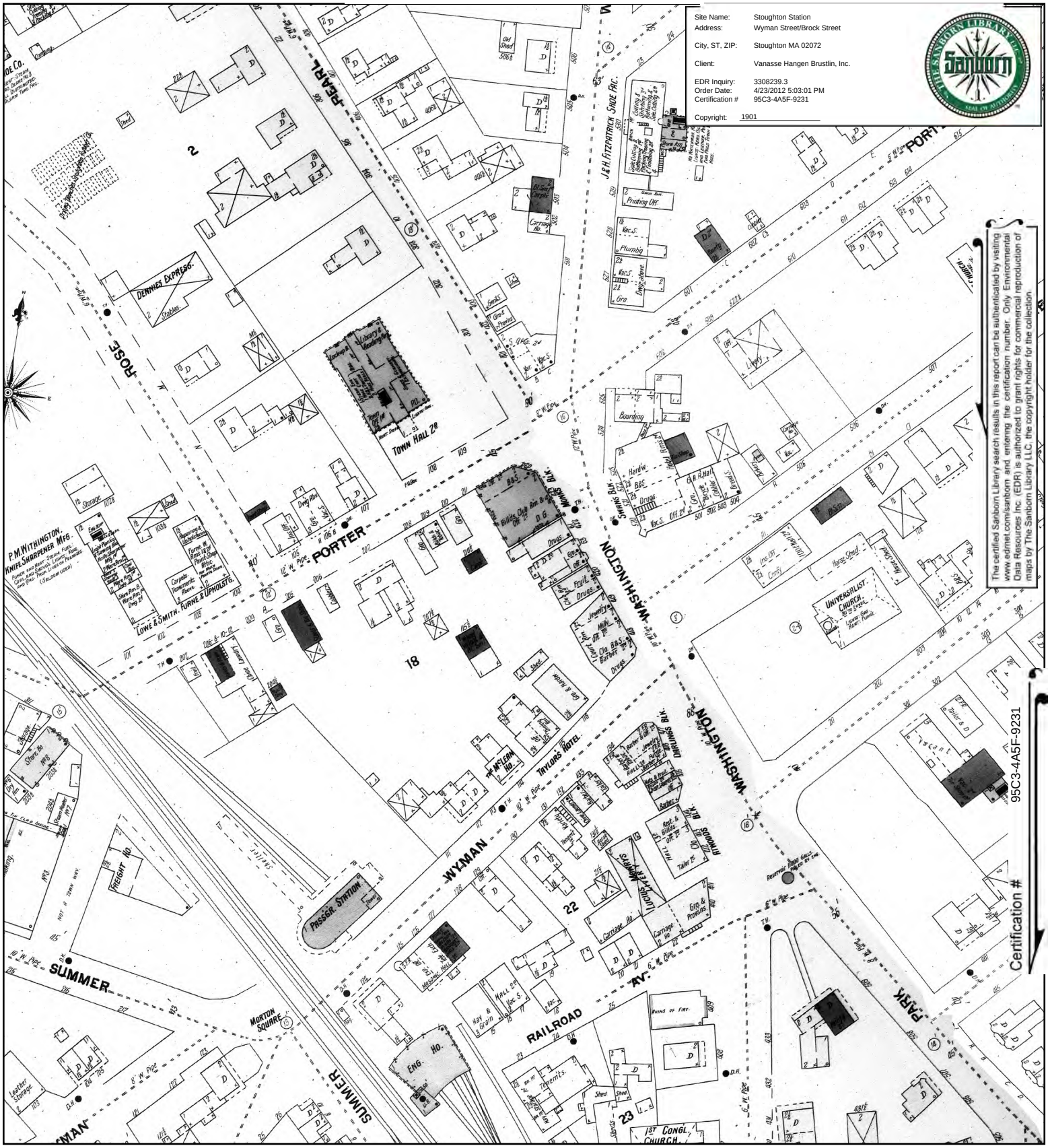

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Outlined areas indicate map sheets within the collection.

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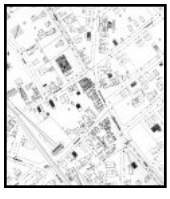
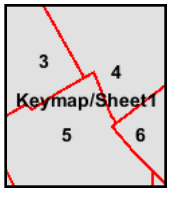
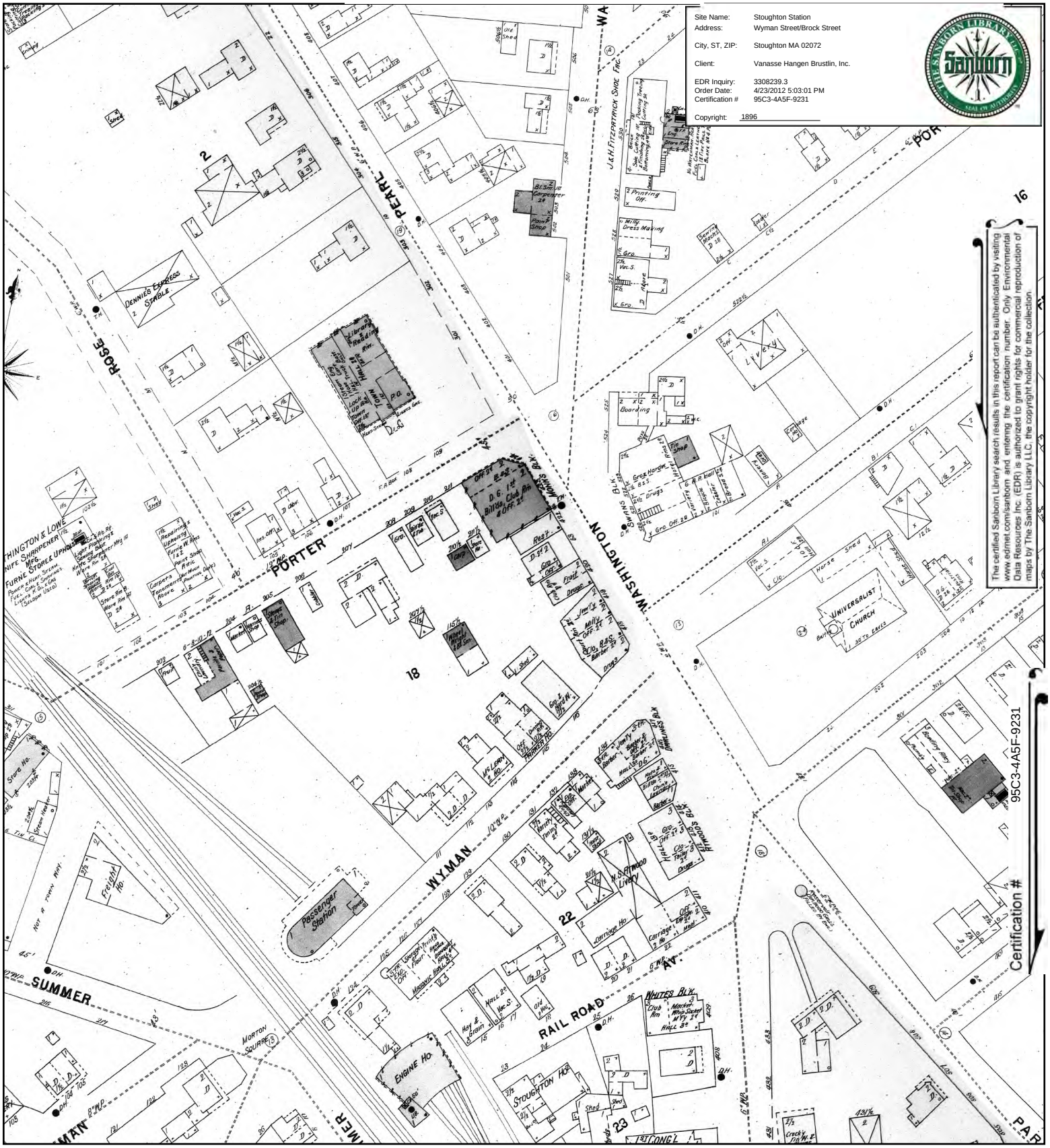




Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 5
Volume 1, Sheet 6

N

1896 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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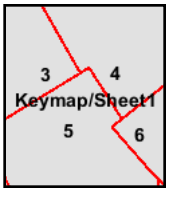
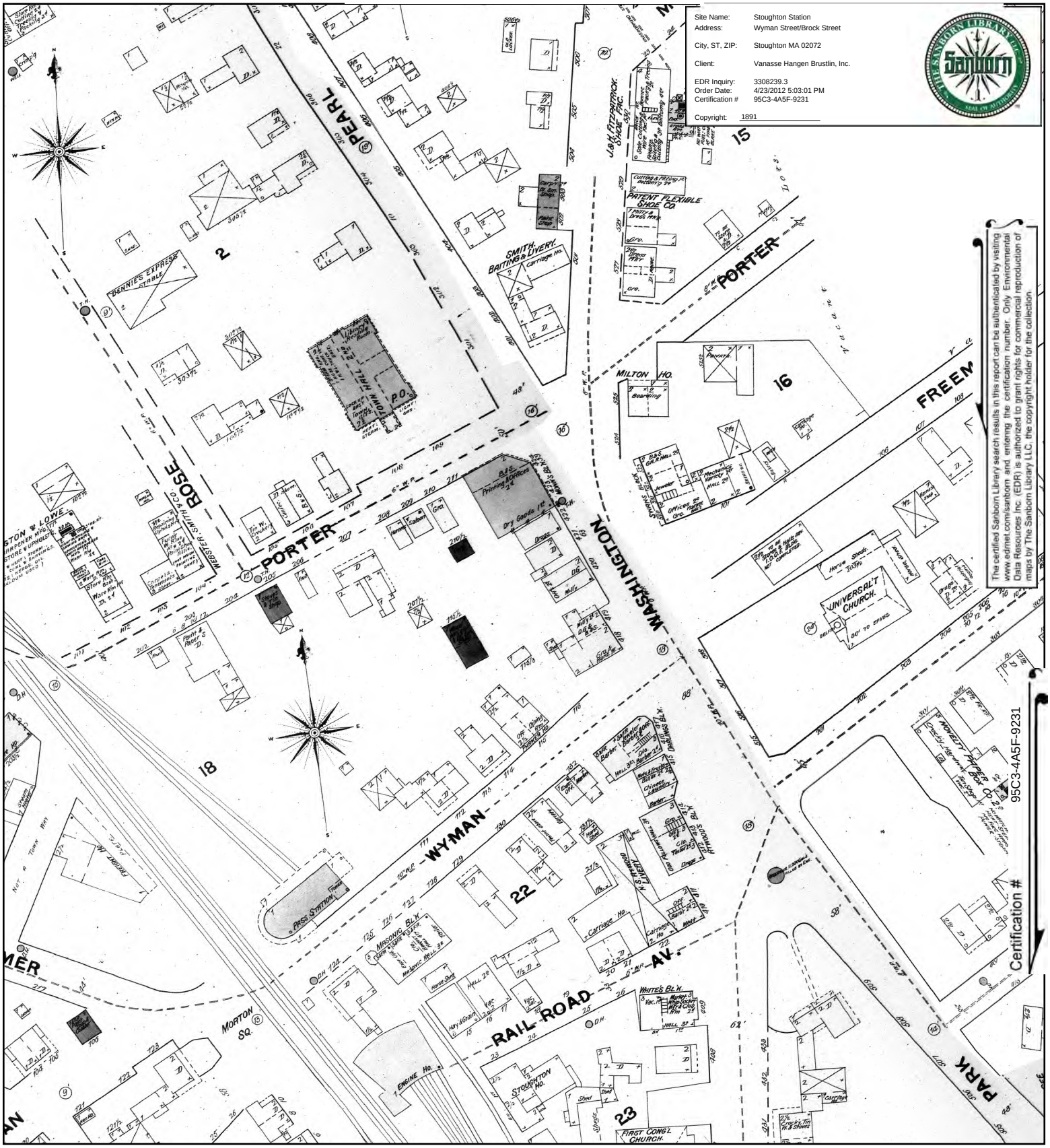


Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 5
Volume 1, Sheet 6

N

1891 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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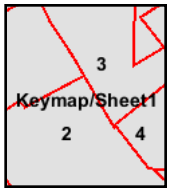
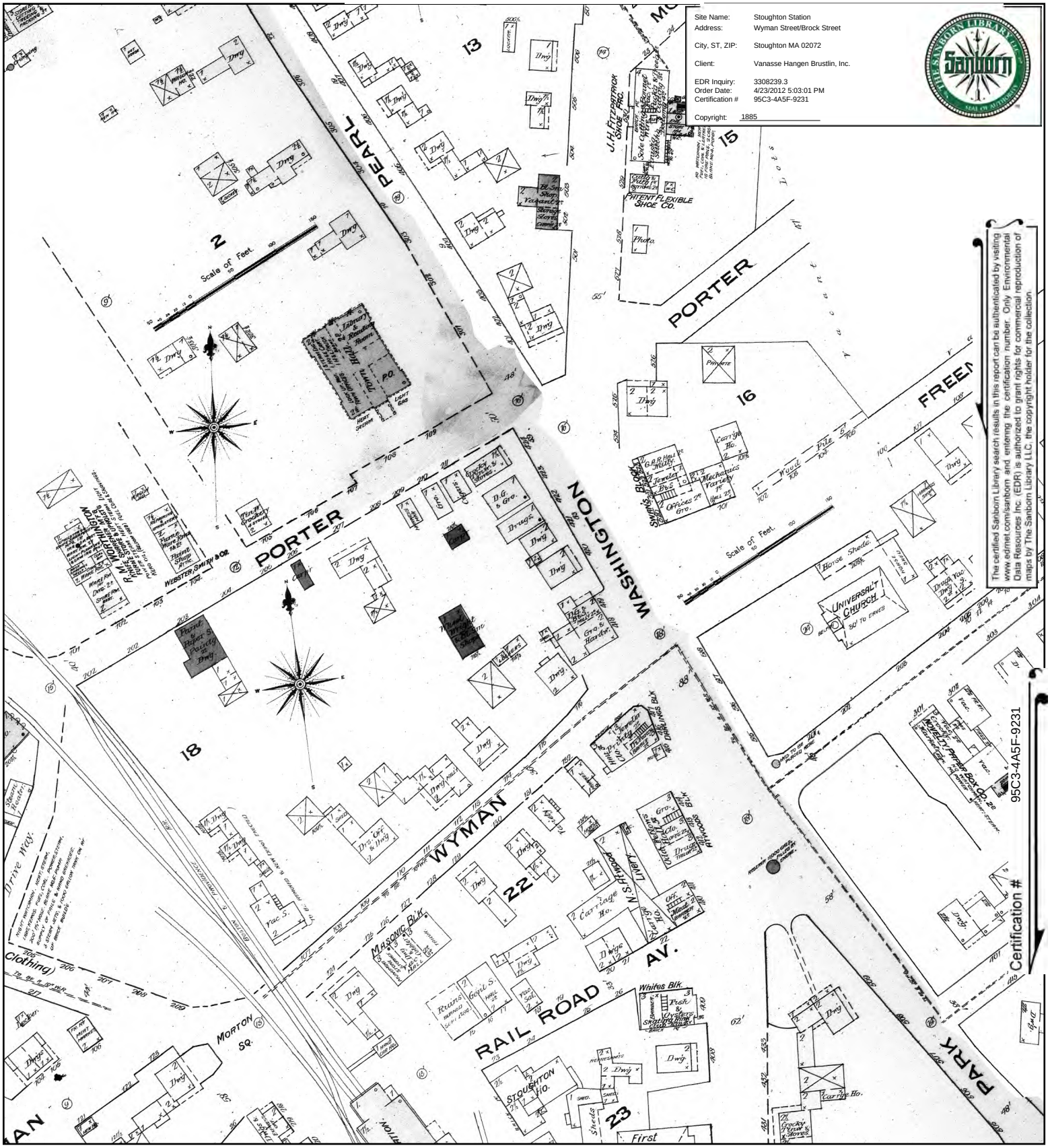


Volume 1, Sheet Keymap/Sheet1
Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4

N

1885 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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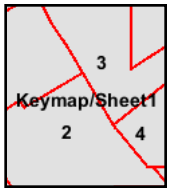

Volume 1, Sheet Keymap/Sheet1
Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4

N

Appendix F
Historic Topographic Maps

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Stoughton Station
Wyman Street/Brock Street
Stoughton, MA 02072

Inquiry Number: 3308239.4
April 23, 2012

EDR Historical Topographic Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Historical Topographic Map

N	TARGET QUAD NAME: DEDHAM MAP YEAR: 1894 SERIES: 15 SCALE: 1:62500	SITE NAME: Stoughton Station ADDRESS: Wyman Street/Brock Street Stoughton, MA 02072 LAT/LONG: 42.1221 / -71.1024	CLIENT: Vanasse Hangen Brustlin, Inc. CONTACT: Katie Kudzma INQUIRY#: 3308239.4 RESEARCH DATE: 04/23/2012

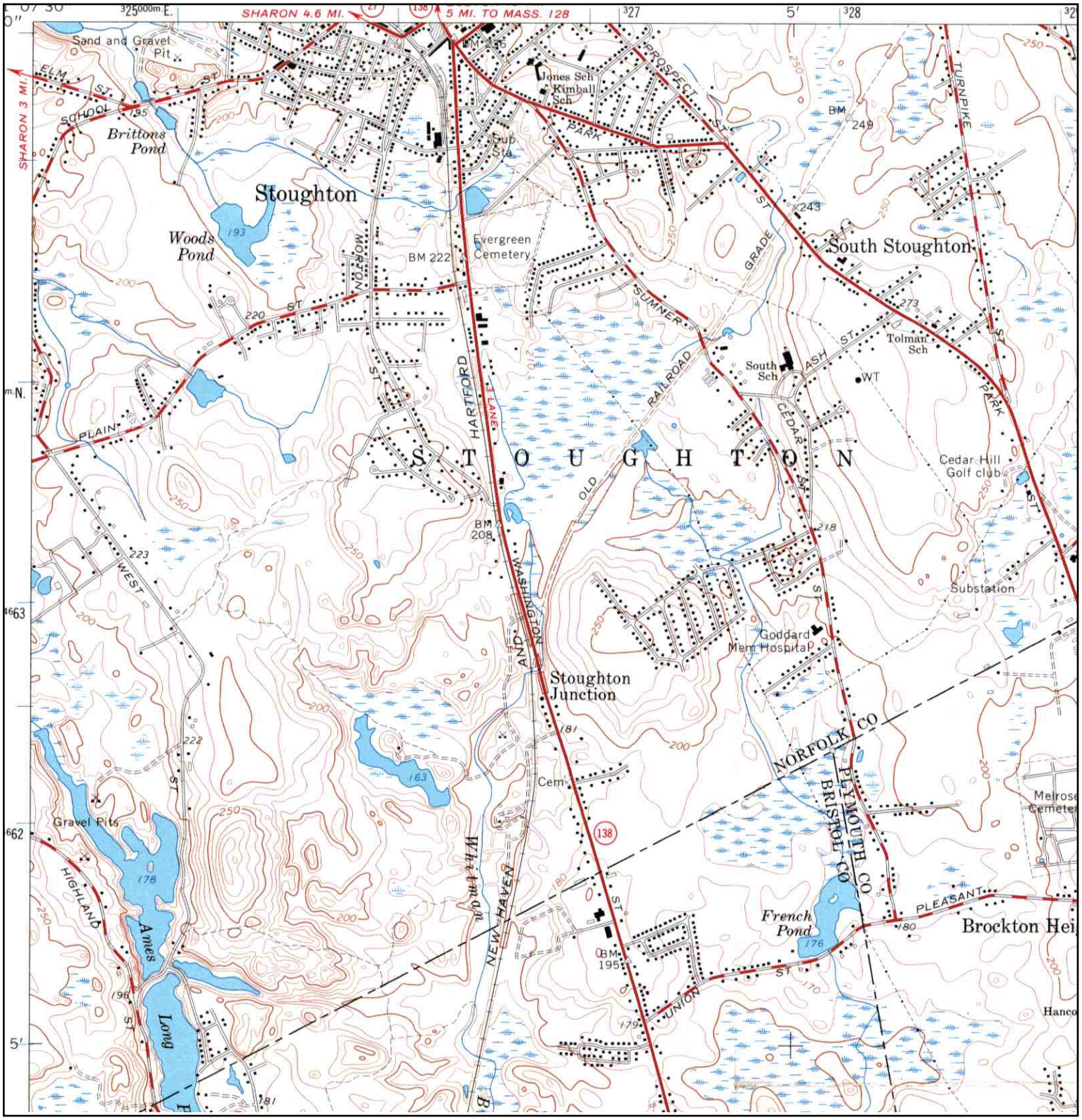
Historical Topographic Map

N	TARGET QUAD NAME: BROCKTON MAP YEAR: 1941 SERIES: 7.5 SCALE: 1:25000	SITE NAME: Stoughton Station ADDRESS: Wyman Street/Brock Street Stoughton, MA 02072 LAT/LONG: 42.1221 / -71.1024	CLIENT: Vanasse Hangen Brustlin, Inc. CONTACT: Katie Kudzma INQUIRY#: 3308239.4 RESEARCH DATE: 04/23/2012

Historical Topographic Map

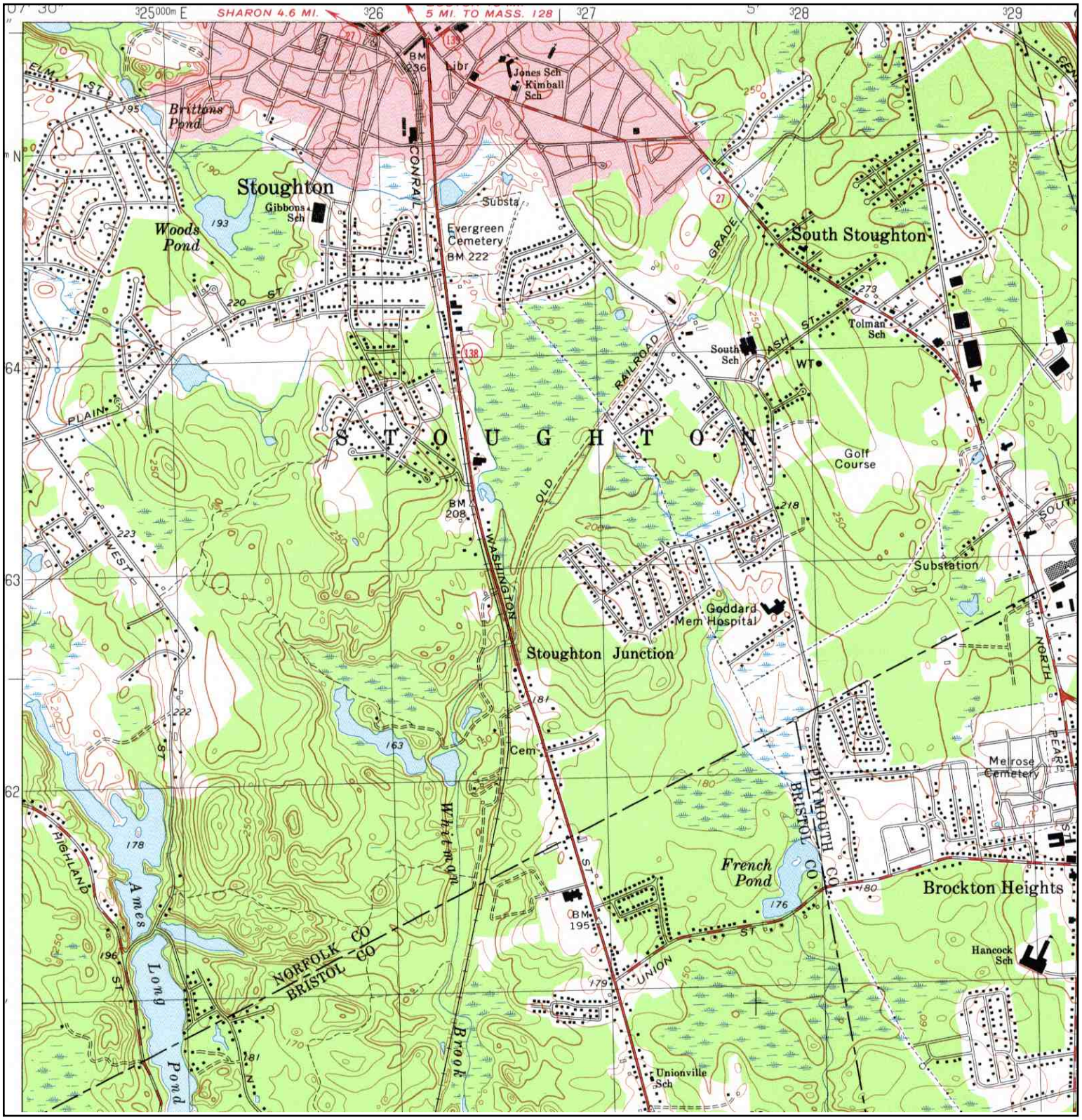
N	TARGET QUAD NAME: BROCKTON MAP YEAR: 1951 CORRECTED FROM :1941 SERIES: 7.5 SCALE: 1:31680	SITE NAME: Stoughton Station ADDRESS: Wyman Street/Brock Street Stoughton, MA 02072 LAT/LONG: 42.1221 / -71.1024	CLIENT: Vanasse Hangen Brustlin, Inc. CONTACT: Katie Kudzma INQUIRY#: 3308239.4 RESEARCH DATE: 04/23/2012

Historical Topographic Map



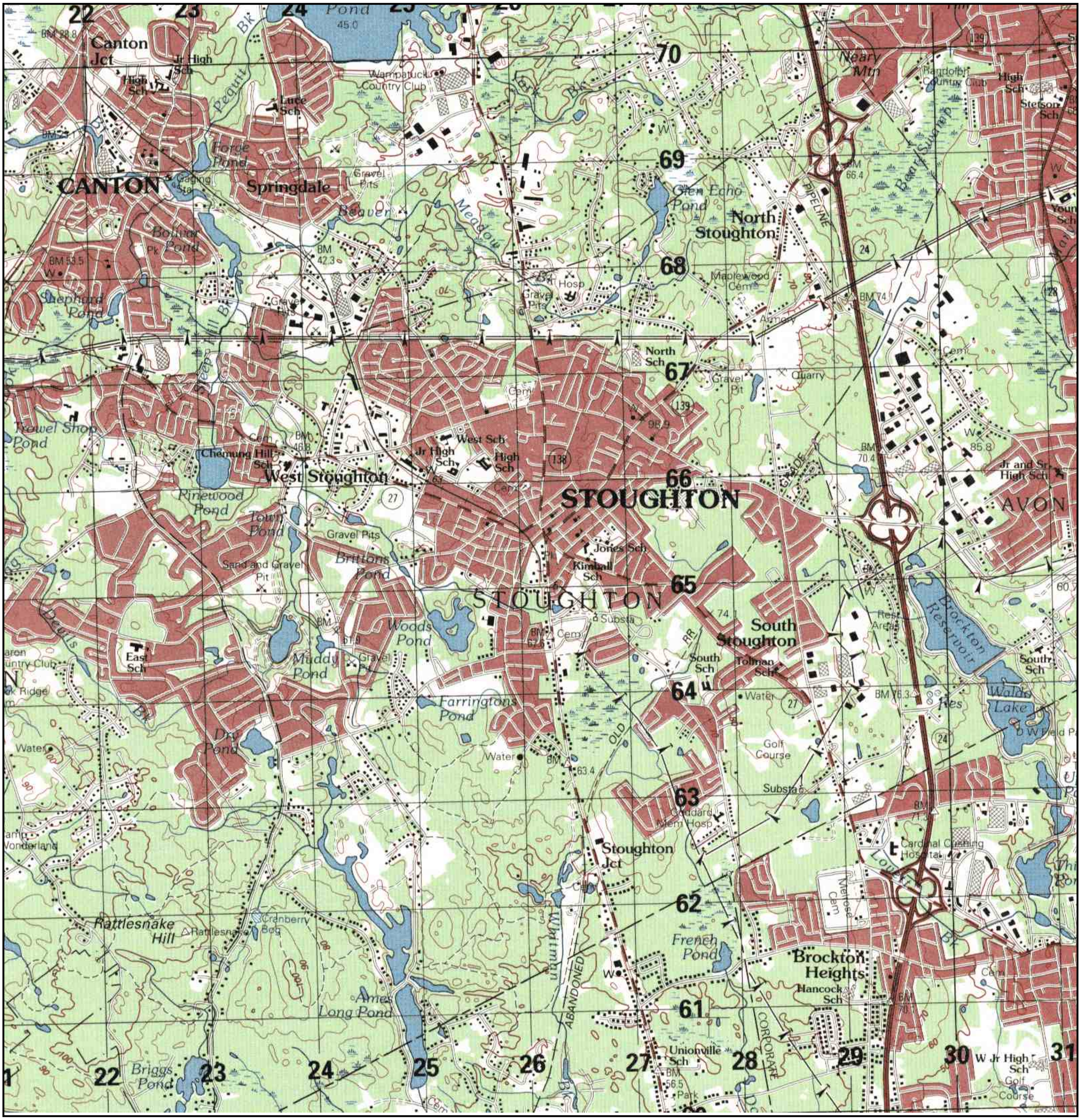
N	TARGET QUAD NAME: BROCKTON MAP YEAR: 1963 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Stoughton Station ADDRESS: Wyman Street/Brock Street Stoughton, MA 02072 LAT/LONG: 42.1221 / -71.1024	CLIENT: Vanasse Hangen Brustlin, Inc. CONTACT: Katie Kudzma INQUIRY#: 3308239.4 RESEARCH DATE: 04/23/2012

Historical Topographic Map



N	TARGET QUAD NAME: BROCKTON MAP YEAR: 1975 SERIES: 7.5 SCALE: 1:25000	SITE NAME: Stoughton Station ADDRESS: Wyman Street/Brock Street Stoughton, MA 02072 LAT/LONG: 42.1221 / -71.1024	CLIENT: Vanasse Hangen Brustlin, Inc. CONTACT: Katie Kudzma INQUIRY#: 3308239.4 RESEARCH DATE: 04/23/2012

Historical Topographic Map



N	TARGET QUAD	SITE NAME: Stoughton Station	CLIENT: Vanasse Hangen Brustlin, Inc.
	NAME: BROCKTON	ADDRESS: Wyman Street/Brock Street, Stoughton, MA 02072	CONTACT: Katie Kudzma
	MAP YEAR: 1985	LAT/LONG: 42.1221 / -71.1024	INQUIRY#: 3308239.4
	SERIES: 15		RESEARCH DATE: 04/23/2012
	SCALE: 1:50000		

Historical Topographic Map

N	TARGET QUAD NAME: BROCKTON MAP YEAR: 1987 SERIES: 7.5 SCALE: 1:25000	SITE NAME: Stoughton Station ADDRESS: Wyman Street/Brock Street Stoughton, MA 02072 LAT/LONG: 42.1221 / -71.1024	CLIENT: Vanasse Hangen Brustlin, Inc. CONTACT: Katie Kudzma INQUIRY#: 3308239.4 RESEARCH DATE: 04/23/2012

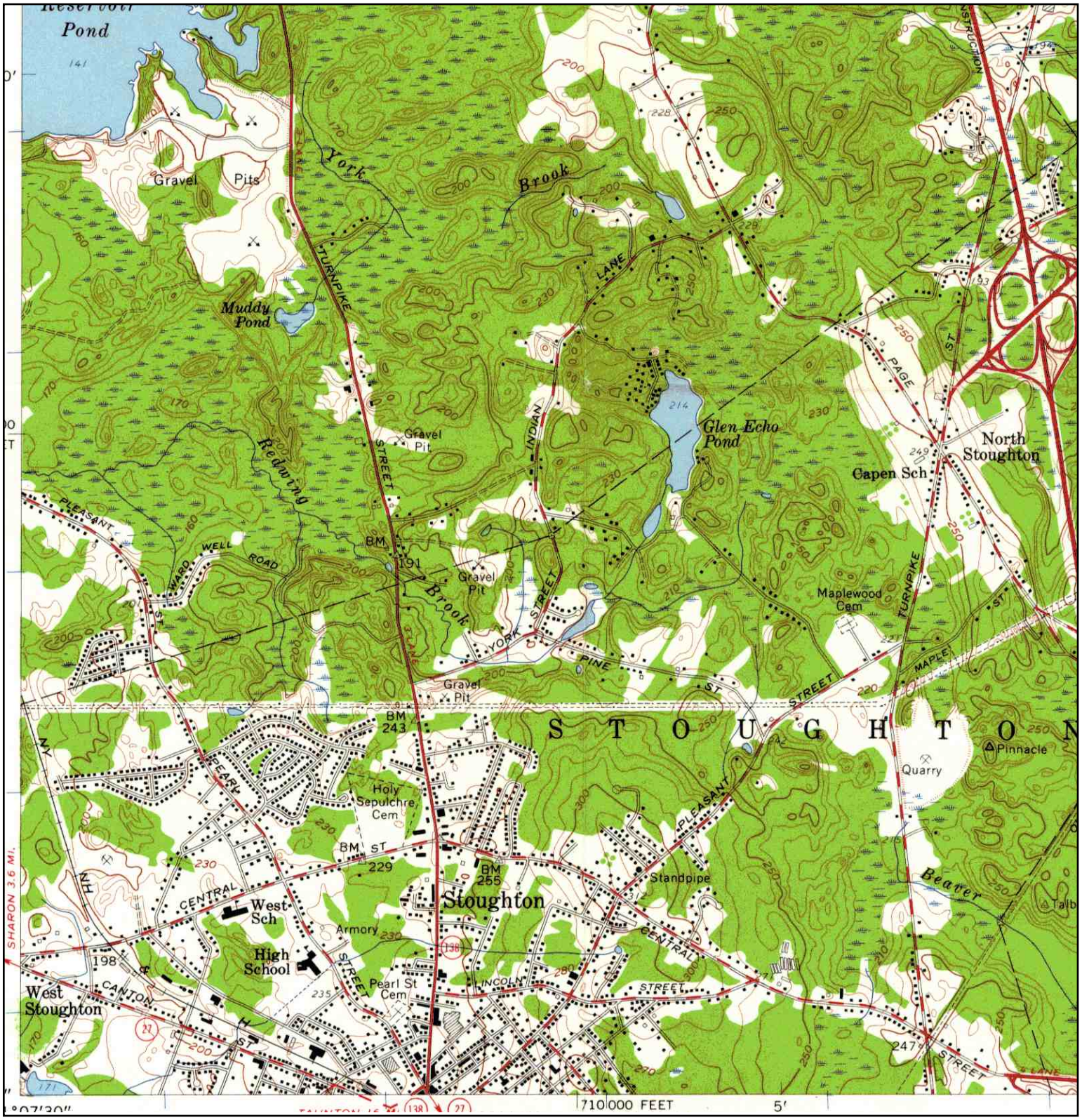
Historical Topographic Map

N	ADJOINING QUAD		SITE NAME:	Stoughton Station	CLIENT: Vanasse Hangen Brustlin, Inc.
	NAME:	BLUE HILLS	ADDRESS:	Wyman Street/Brock Street	CONTACT: Katie Kudzma
	MAP YEAR:	1941		Stoughton, MA 02072	INQUIRY#: 3308239.4
	SERIES:	7.5	LAT/LONG:	42.1221 / -71.1024	RESEARCH DATE: 04/23/2012
	SCALE:	1:25000			

Historical Topographic Map

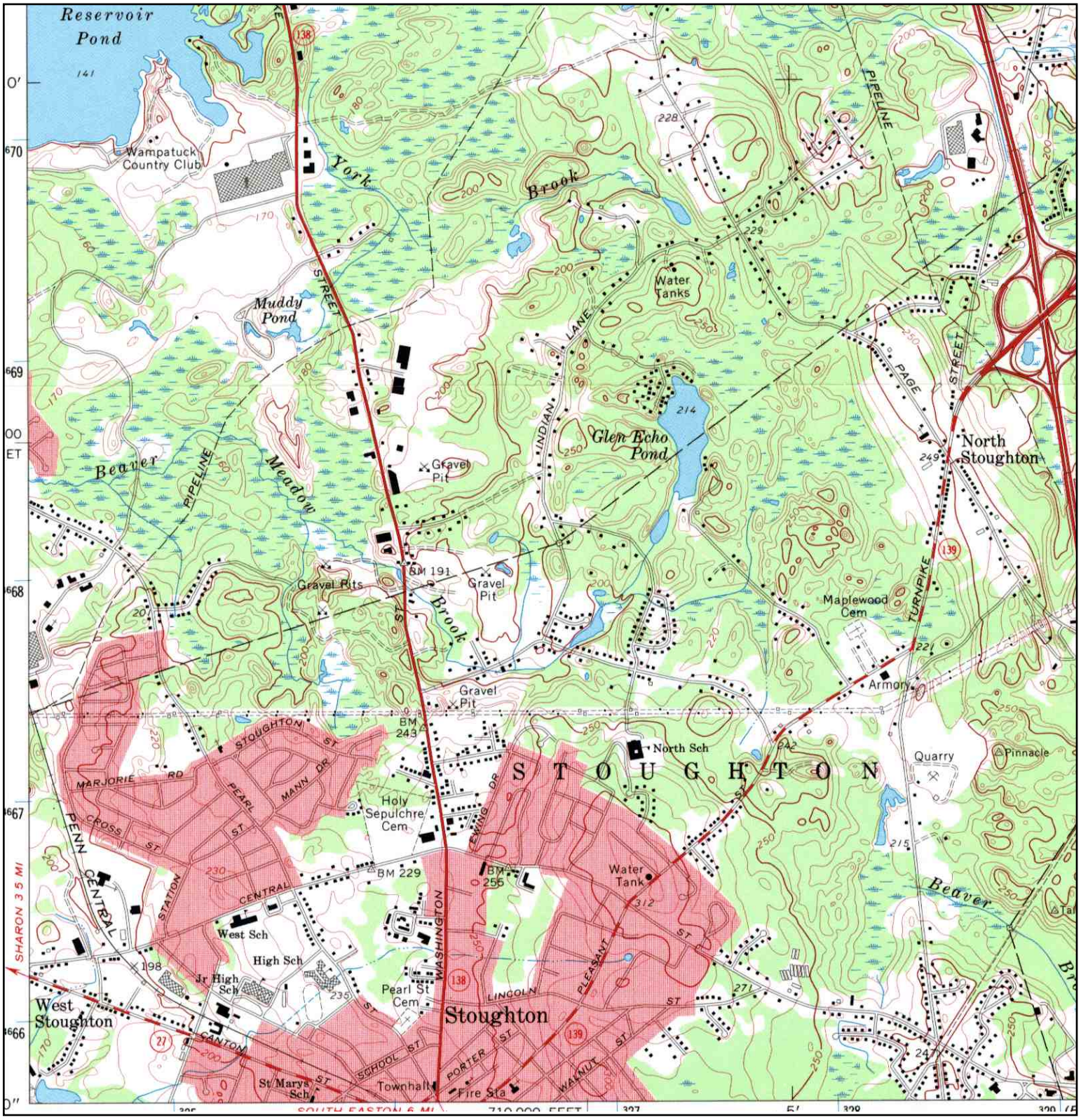
N	ADJOINING QUAD NAME: BLUE HILLS MAP YEAR: 1948 CORRECTED FROM :1941 SERIES: 7.5 SCALE: 1:31680	SITE NAME: Stoughton Station ADDRESS: Wyman Street/Brock Street Stoughton, MA 02072 LAT/LONG: 42.1221 / -71.1024	CLIENT: Vanasse Hangen Brustlin, Inc. CONTACT: Katie Kudzma INQUIRY#: 3308239.4 RESEARCH DATE: 04/23/2012

Historical Topographic Map



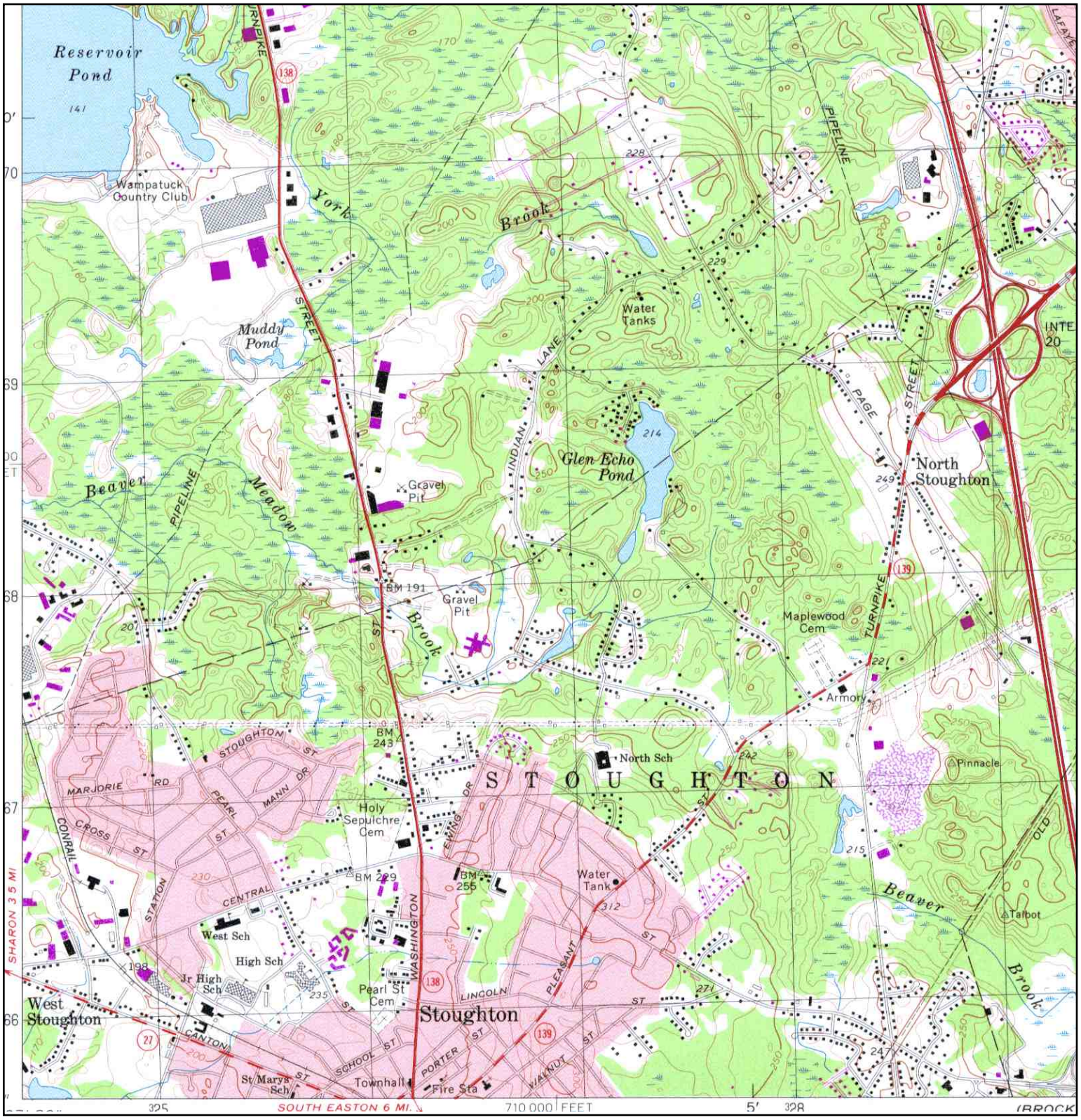
N	ADJOINING QUAD NAME: BLUE HILLS MAP YEAR: 1958 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Stoughton Station ADDRESS: Wyman Street/Brock Street Stoughton, MA 02072 LAT/LONG: 42.1221 / -71.1024	CLIENT: Vanasse Hangen Brustlin, Inc. CONTACT: Katie Kudzma INQUIRY#: 3308239.4 RESEARCH DATE: 04/23/2012

Historical Topographic Map



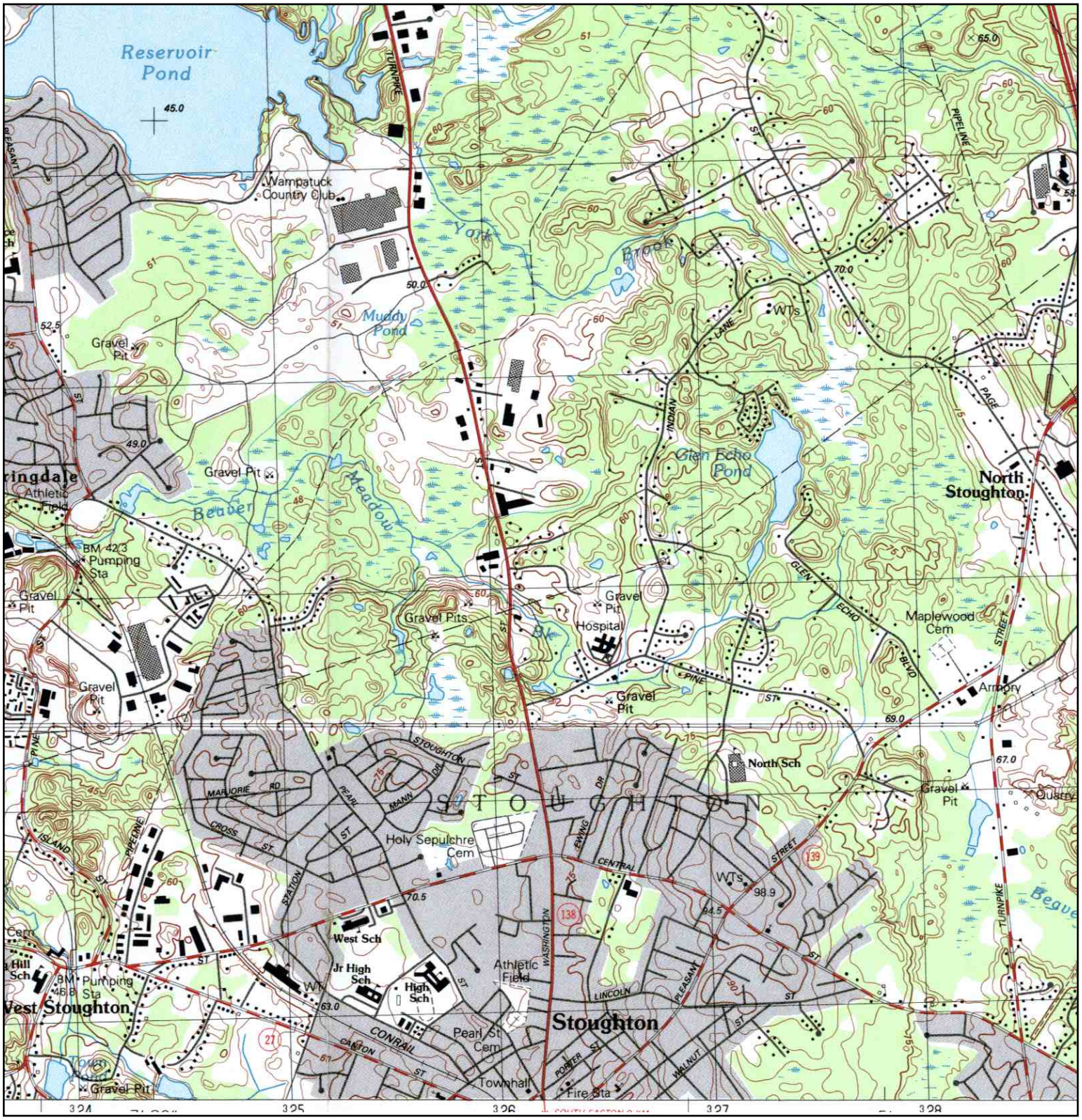
N	ADJOINING QUAD		
	NAME: BLUE HILLS	SITE NAME: Stoughton Station	CLIENT: Vanasse Hangen Brustlin, Inc.
	MAP YEAR: 1971	ADDRESS: Wyman Street/Brock Street	CONTACT: Katie Kudzma
		Stoughton, MA 02072	INQUIRY#: 3308239.4
	SERIES: 7.5	LAT/LONG: 42.1221 / -71.1024	RESEARCH DATE: 04/23/2012
	SCALE: 1:24000		

Historical Topographic Map



N	ADJOINING QUAD NAME: BLUE HILLS MAP YEAR: 1979 PHOTOREVISED FROM :1971 SERIES: 7.5 SCALE: 1:25000	SITE NAME: Stoughton Station ADDRESS: Wyman Street/Brock Street Stoughton, MA 02072 LAT/LONG: 42.1221 / -71.1024	CLIENT: Vanasse Hangen Brustlin, Inc. CONTACT: Katie Kudzma INQUIRY#: 3308239.4 RESEARCH DATE: 04/23/2012

Historical Topographic Map



N	ADJOINING QUAD		SITE NAME:	Stoughton Station	CLIENT: Vanasse Hangen Brustlin, Inc.
	NAME:	NORWOOD	ADDRESS:	Wyman Street/Brock Street	CONTACT: Katie Kudzma
	MAP YEAR:	1985		Stoughton, MA 02072	INQUIRY#: 3308239.4
	SERIES:	7.5	LAT/LONG:	42.1221 / -71.1024	RESEARCH DATE: 04/23/2012
	SCALE:	1:25000			

Appendix G
Historic Aerial Photographs

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Stoughton Station
Wyman Street/Brock Street
Stoughton, MA 02072

Inquiry Number: 3308239.5
April 24, 2012

The EDR Aerial Photo Decade Package

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Date EDR Searched Historical Sources:

Aerial Photography April 24, 2012

Target Property:

Wyman Street/Brock Street

Stoughton, MA 02072

Year	***Scale***	***Details***	***Source***
1957	Aerial Photograph. Scale: 1"=500'	Panel #: 42071-A1, Brockton, MA;/Flight Date: May 06, 1957	EDR
1961	Aerial Photograph. Scale: 1"=500'	Panel #: 42071-A1, Brockton, MA;/Flight Date: March 31, 1961	EDR
1969	Aerial Photograph. Scale: 1"=500'	Panel #: 42071-A1, Brockton, MA;/Flight Date: April 13, 1969	EDR
1974	Aerial Photograph. Scale: 1"=500'	Panel #: 42071-A1, Brockton, MA;/Flight Date: March 27, 1974	EDR
1978	Aerial Photograph. Scale: 1"=500'	Panel #: 42071-A1, Brockton, MA;/Flight Date: April 23, 1978	EDR
1985	Aerial Photograph. Scale: 1"=1000'	Panel #: 42071-A1, Brockton, MA;/Flight Date: April 17, 1985	EDR
1991	Aerial Photograph. Scale: 1"=750'	Panel #: 42071-A1, Brockton, MA;/Flight Date: April 04, 1991	EDR
1996	Aerial Photograph. Scale: 1"=500'	Panel #: 42071-A1, Brockton, MA;/Composite DOQQ - acquisition dates: May 07, 1996	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 42071-A1, Brockton, MA;/Flight Year: 2006	EDR
2008	Aerial Photograph. Scale: 1"=500'	Panel #: 42071-A1, Brockton, MA;/Flight Year: 2008	EDR


INQUIRY #: 3308239.5
YEAR: 1957
= 500'
N


INQUIRY #: 3308239.5
YEAR: 1961
= 500'
N


INQUIRY #: 3308239.5
YEAR: 1969
= 500'
N


INQUIRY #: 3308239.5
YEAR: 1974
= 500'
N


INQUIRY #: 3308239.5
YEAR: 1978
= 500'
N


INQUIRY #: 3308239.5
YEAR: 1985
= 1000'
N

INQUIRY #: 3308239.5

YEAR: 1991

= 750'

N


INQUIRY #: 3308239.5
YEAR: 1996
= 500'
N


INQUIRY #: 3308239.5
YEAR: 2006
= 500'
N


INQUIRY #: 3308239.5
YEAR: 2008
= 500'
N

Appendix H
Site Photographs

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South Coast Rail Project
Stoughton Station, Stoughton, Massachusetts
Site Photos Taken on April 26, 2012
by Vanasse Hangen Brustlin, Inc.

Photo #1: View of 48 Wyman Street property, taken facing north.

Photo #2: View of 48 Wyman Street property, taken facing southwest.

Photo #3: Parcel at 48 Wyman shown to the left, taken facing southeast.

Photo #4: View of parking area at 2 Canton Street property, taken facing northwest.

South Coast Rail Project
Stoughton Station, Stoughton, Massachusetts
Site Photos Taken on April 26, 2012
by Vanasse Hangen Brustlin, Inc.

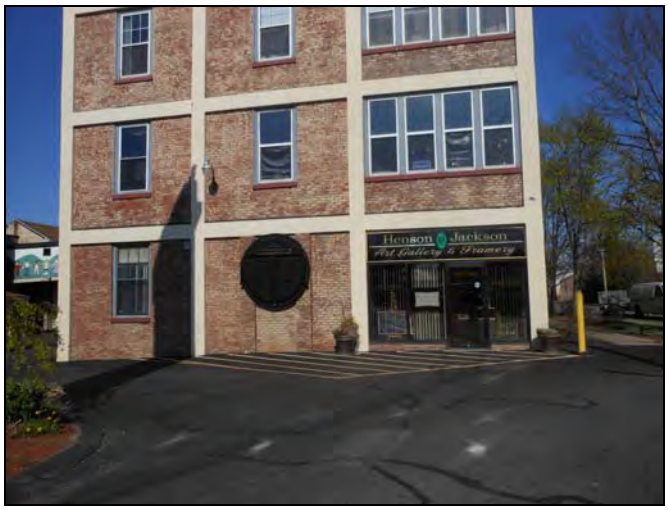

Photo #5: Trackside Plaza located at 2 Canton Street property, taken facing northwest.

Photo #6: A portion of the building at 2 Canton Street, showing an old boiler, taken facing northwest.

Photo #7: The rear of 2 Canton Street, taken facing south.

Photo #8: View of the 2 Canton Street property from Summer Street, taken facing north.

South Coast Rail Project
Stoughton Station, Stoughton, Massachusetts
Site Photos Taken on April 26, 2012
by Vanasse Hangen Brustlin, Inc.

Photo #9: View of the vacant parcel located at Morton Street (Parcel 054-407).

Photo #10: View of Murphy Coal Company parcel, including fuel oil ASTs, located off Morton Square (parcel 054-406), taken facing south.

Photo #11: View of Murphy Coal Company parcel (off Morton Square), taken facing west.

Photo #12: View of ASTs located at Parcel 054-406, taken facing west.

South Coast Rail Project
Stoughton Station, Stoughton, Massachusetts
Site Photos Taken on April 26, 2012
by Vanasse Hangen Brustlin, Inc.

Photo #13: View of 25 Brock Street property from Brock Street showing abutting railroad tracks.

Photo #14: View of 25 Brock Street property from Brock Street.

Photo #15: View of 25 Brock Street property from Brock Street showing additional buildings.

Photo #16: View of storage tanks at Alpha Chemical Company, which abuts the Site to the north and west, taken facing east.